

Land north of Camer Road, Hook Green, Meopham

Gravesham Borough Council

HERITAGE STATEMENT | DECEMBER 2025

On behalf of The McManus Family



i | Table of Contents

1 INTRODUCTION	1
Introduction	1
Identification of Heritage Assets	3
2 RELEVANT PLANNING POLICY, LEGISLATION & GUIDANCE	5
Planning Policy and Legislation	5
Relevant Guidance	6
3 HISTORIC DEVELOPMENT OF SITE & SURROUNDINGS	8
Historic Development of the Area	8
Historic Development of the Site	9
Historic Field Layouts	12
4 ASSESSMENT OF SIGNIFICANCE	14
1. Sole Street Group	14
2. Camer Group	15
3. Norwood Lane Group	17
4. Hook Green Conservation Area Group	18
The Proposed Development	23
5 ASSESSMENT OF EFFECTS	25
Assessment Of Effects	25
6 CONCLUSION	28
Summary	28
Policy Compliance	28
Heritage Assessment	30

APPENDIX 2 REFERENCES	32
Primary and Secondary Sources	32



Laurie Handcock
Director
lhandcock@iceniprojects.com
020 3725 3853



Edward Wollaston
Senior Consultant
ewollaston@iceniprojects.com
07823 457 120



Georgia Foy
Associate Director
gfoy@iceniprojects.com
07799 089 4255

Section 1

Introduction.

1 | Introduction

Introduction

Overview

- 1.1 This Heritage Statement Appendix 4.1 to ES Chapter has been prepared on behalf of The McManus Family ('the Applicant') to support an outline planning application at Land north of Camer Road, Hook Green, Meopham ('the Site') within Gravesham Borough Council. It provides an assessment of the anticipated heritage impacts of the proposed development.
- 1.2 The proposed development can be summarised as follows:

An outline planning application will be submitted with all matters reserved except for access. The indicative proposals are below, which may evolve:

"Outline planning application for up to 730 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), the provision of Public Open Space including sport and recreation facilities, alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access."
- 1.3 This report will:
 - Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the Site and identify relevant heritage assets, their significance and the contribution of their setting to significance;
 - Provide an assessment of the potential effects to the significance and setting of identified heritage assets resulting from the proposed development.
- 1.4 The methodology used in this assessment is set out in Appendix 1. The baseline was prepared using ongoing desk-based research and fieldwork undertaken in October 2021.
- 1.5 Following the pre-application comments, Heritage has now been scoped into the Environmental Statement (ES) Chapter as a result of a request by Historic England

- 1.6 The report is produced by Icen Projects. Specifically, it is authored by: Edward Wollaston, Senior Consultant, Georgia Foy, Associate Director, final review has been provided by Laurie Handcock Built Heritage & Townscape Team.

Understanding of the Site

- 1.7 The site is a large triangular parcel of land located on the edge of Hook Green, Meopham and south of railway line connecting Meopham and Sole Street Stations. It is currently in arable use, with two small wooded copses situated centrally. A small paddock in the north-west corner is used for horse grazing. Topographically, the land forms part of the Meopham Downs and is generally level to gently undulating. To the south it contributes to the setting of the Kent Downs Area of Outstanding Natural Beauty (AoNB).
- 1.8 The site lies adjacent to Norwood Lane, Camer Road, and Sole Street station. In heritage terms, the land reflects the historic agricultural character of the parish and the established pattern of dispersed settlement.

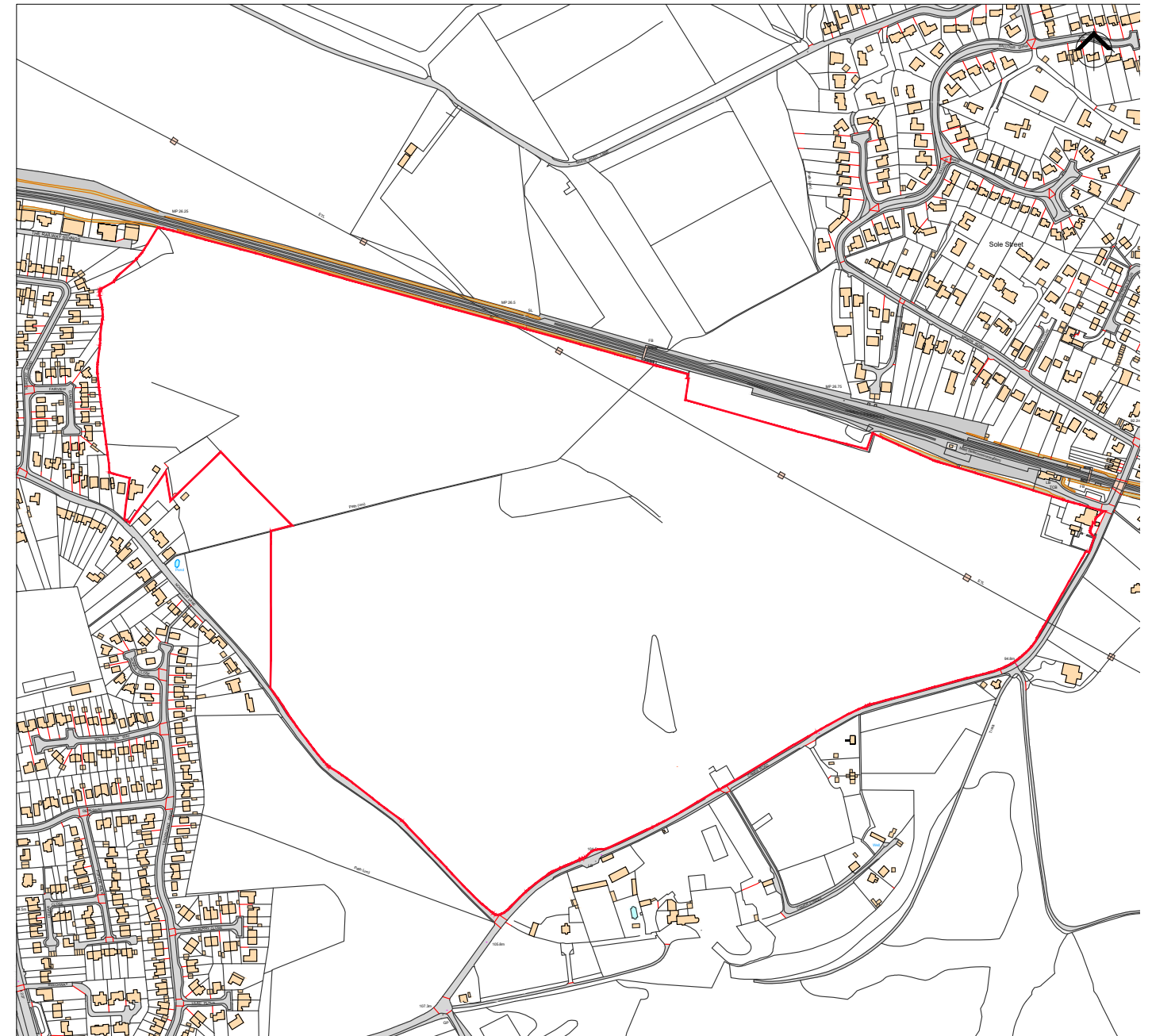


Figure 1.1 Site Location (approximate site boundary marked in red)

| Introduction



Figure 1.2 The Site from Camer Road looking north near the junction with Norwood Lane 2025



Figure 1.4 The Site from Camer road looking north 2025



Figure 1.3 The Site from Camer Road looking north 2025



Figure 1.5 The Site from Norwood Lane looking west 2025

1 | Introduction

Identification of Heritage Assets

- 1.9 GIS software has been used to identify heritage assets within a 500m radius of the Site, alongside reviewing the National Heritage List for England ('NHLE'), Council's Conservation Area Mapping. Gravesham Council has no Local List of heritage assets.
- 1.10 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 207.
- 1.11 Listed Buildings have been grouped together for assessment purposes based on settlement patterns, historic ownership and similar dates of construction these include;

1. Hook Green Conservation Area (All listed buildings located within the Conservation Area)

- Mulberry House (Grade: II, List UID: 1039911)
- Waterditch (Grade: II, List UID: 1039914)
- The White House (Grade: II, List UID: 1096349)
- Hook Green Farmhouse (Grade: II, List UID: 1350238)
- The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)
- Nevill House (Grade: II, List UID: 1096350)
- Evenden Farmhouse (Grade: II, List UID: 1096354)

2. Norwood Lane

- Norwood Farmhouse (Grade: II, List UID: 1039912)

3. Sole Street Group

- Bower Cottage (Grade: II, List UID: 1096313)
- Sole Street House (Grade: II, List UID: 1067728)
- Yeomans House (Grade: II, List UID 1095063)

4. Camer Group

- 9 and 10 Camer Street (Grade: II, List UID: 1096345)
- Camer House (Grade: II, List UID: 1052357)
- Bailiff's House (Grade: II, List UID: 1052333)
- Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)
- Somers (Grade: II, List UID: 1350235)
- Camer Green Cottage (Grade: II, List UID: 1372283)
- 5 and 6 Camer Street (Grade: II, List UID: 1096344)

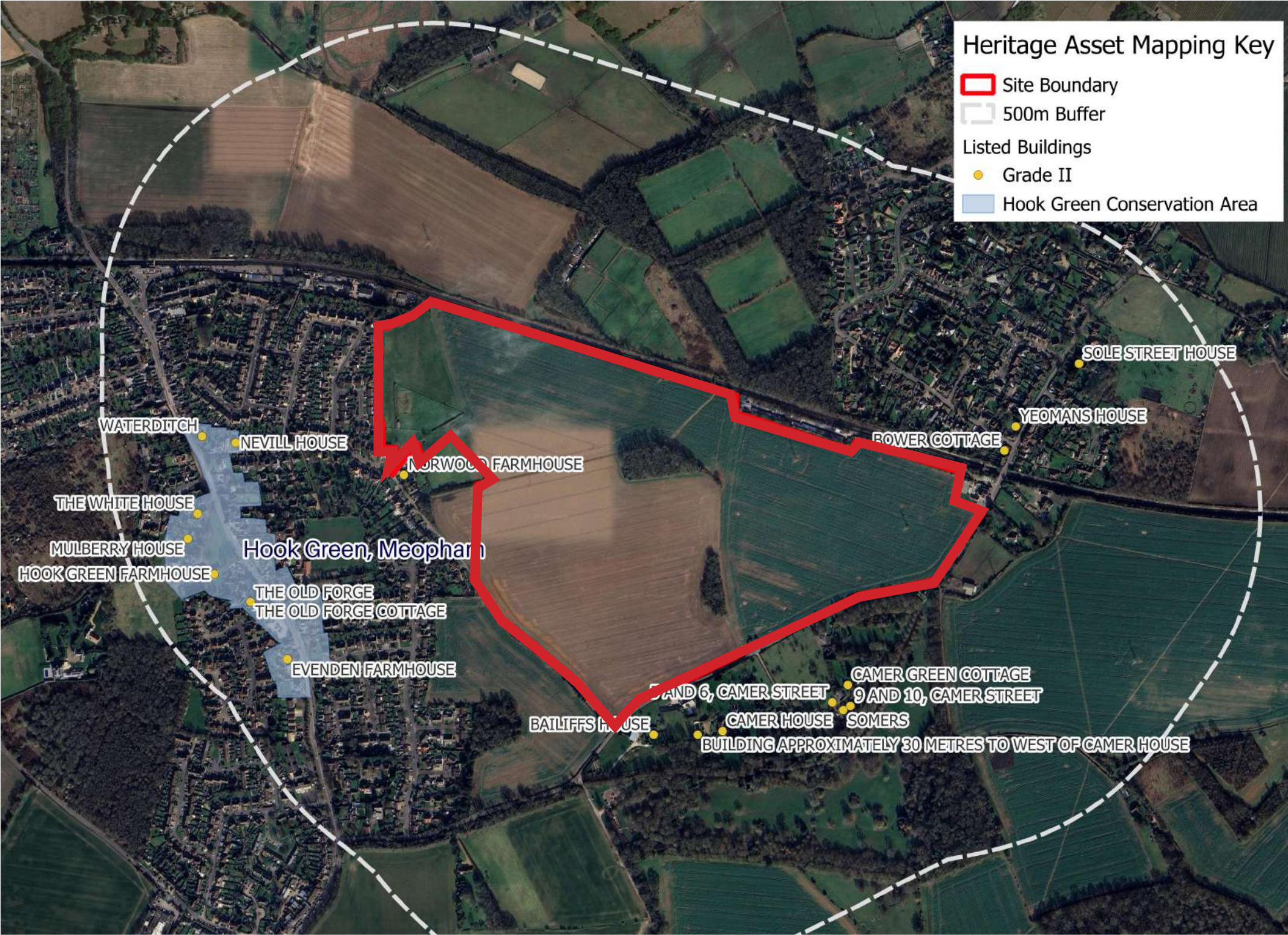


Figure 1.6 Heritage Asset Mapping

Section 2

Relevant Planning Policy, Legislation & Guidance.

2 | Relevant Planning Policy, Legislation & Guidance

Planning Policy and Legislation

Introduction			National Planning Policy Framework (February 2025)			Statutory Development Plan		
2.1	The Development Plan for Gravesham currently consists of: - Gravesham Local Plan Core Strategy (2014) - Gravesham Local Plan First Review (1994) – saved Policies	2.6	The NPPF affirms, in paragraph 135, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).	Gravesham Local Plan Core Strategy (2014)	Policy CS20: Heritage and the Historic Environment	The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment central to the regeneration of the area and the reinforcement of sense of place.		
2.2	Relevant guidance includes: - Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets	2.7	Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.			There is a focus on securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change hat many present.		
2.3	The National Planning Policy Framework (2025) (‘NPPF’) is a material consideration throughout this Heritage Statement.	2.8	Paragraph 207 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.			it states; Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough’s heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include: - Gravesend Town Centre, its development as a heritage riverside town, and its setting; - The Borough’s urban and rural conservation areas; and - Surviving built features and archaeology relating to the Borough’s maritime, military, industrial and transport history.		
Legislation			2.9			Paragraph 210 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.	The policy states that when considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset’s conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.	
2.4	Primary legislation under Section 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: <i>In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>	2.10	Paragraphs 212 - 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use (para.215). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 214 apply.	Gravesham Local Plan First Review (1994) Saved Policies	Policy TC3: Development affecting Conservation Areas	The Borough Council will adopt the following approach to applications for development within or affecting conservation areas:- (i) Where development is acceptable in relation to other policies in this Plan, it will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area. The Borough Council will expect applications to contain sufficient details to enable the impact of the proposal upon the conservation area to be assessed. (ii) The demolition of unlisted buildings will be resisted unless the Borough Council is satisfied that the existing building is harmful to the conservation area and that the proposals for redevelopment or other use of the site will be beneficial. To this end, the Borough Council may, in suitable cases, require an agreement for the replacement of the building or other suitable treatment of the site, prior to the granting of conservation area consent for demolition.		
2.5	This places a statutory duty on the decision-maker to give considerable weight to the conservation of the listed building and its setting. Harm to the significance of a listed building or its setting must be carefully justified, and proposals must demonstrate that any impact on the building’s character, historic fabric, or the way it is experienced in its setting is minimised.	2.11	Paragraph 219 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. Whereas paragraph 220 notes that loss of an element which makes a positive contribution to these should be assessed according to paragraphs 214 and 215, taking into account its contribution to the whole.					

Table 2.1 Summary of Local Policy

2 | Relevant Planning Policy, Legislation & Guidance

Relevant Guidance

Planning Practice Guidance ('PPG')

Historic Environment (Last Updated 23 July 2019)

- 2.12 Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 2.13 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.
- 2.14 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 207-208) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.
- 2.15 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 214 to 215 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

Historic Environment Good Practice Advice

- 2.16 To support the national policies, four separate Good Practice Advice in Planning Notes ('GPA's') have been published by Historic England. The GPAs relevant to this report, GPA2 and GPA3, are summarised below. GPA 1 on Local Plans and GPA 4 on Enabling Developments have not been included as they are not considered to be relevant.

GPA 2: Managing Significance in Decision-Taking [2015]

- 2.17 This document provides advice on the ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance.

- 2.18 In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.
- 2.19 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision taking.

GPA 3: The Setting of Heritage Assets (2nd Edition) [2017]

- 2.20 This advice note addresses the management of change within a heritage asset's setting, emphasising that the information required for planning permission and listed building consent should be sufficient to make an informed decision, while remaining proportionate to the significance of the heritage assets and the impact of the proposed changes. It underscores the need for decision-makers to have enough information to understand the issues, particularly when considering the statutory obligation to preserve listed buildings and settings that contribute to the significance of heritage assets.
- 2.21 The note advises that for developments that are not likely to be prominent or intrusive, the assessment of effects on the setting may be limited to the immediate surroundings. An analysis should then determine whether the setting of a heritage asset contributes to its significance and to what extent, with additional consideration for how the setting and associated views allow for the appreciation of that significance.
- 2.22 At the proposal stage, the note suggests ways to maximise enhancement and minimise harm, such as removing or remodelling intrusive features, replacing detrimental elements with more harmonious ones, restoring lost historic features or views, or introducing new features or views that enhance public appreciation of the asset. Enhancements could also include improving public access to or interpretation of the asset and its setting.

Section 3

Historic Development of the Site & Surroundings.

3 | Historic Development of Site & Surroundings

Historic Development of the Area

- 3.1 Meopham, recorded as 'Meapaham' in the 8th century, derives its name from 'Meapa', a Jutish settler. By the 10th century it was an established manor, with land granted by King Athelstan (AD 939) and later gifted to Christ Church, Canterbury by Queen Ediva (AD 961). A Saxon church existed by the mid-10th century, replaced in 1325 by the present parish church of St John the Baptist, commissioned by Simon de Mepham, a local who became Archbishop of Canterbury.
- 3.2 The parish developed as a linear settlement along the main Gravesend–Wrotham road, with manorial estates at Meopham, Dodmore, and Nurstead shaping its medieval landscape. Agriculture has remained the primary activity, with industries related to milling and market gardening. The 19th century saw the construction of the turnpike road in 1825 and railway station constructed in 1861, although only encouraging modest growth in the village which largely retaining a rural character until the development of larger suburban expansion in the early- late 20th Century.
- 3.3 Hook Green as a settlement was historically a rural hamlet, and outlying settlement of the main village of Meopham and located a short distance to the north, closer to the present Railway Station than the village of Meopham actual. Archaeological evidence indicates settlement in the wider area from the Iron Age and Roman periods, with Meopham itself first recorded in AD 778. Hook Green likely originated as an early medieval cattle station or "vaccary" within woodland pasture, developing around a triangular green used for grazing and farming activities.
- 3.4 By the 16th century, roads defining the triangular green were established, and two key buildings from this period; Mulberry House and the timber-framed core of Hook Green Farmhouse which both remain facing the green. In the 19th century, the hamlet remained a small cluster of agricultural dwellings, comprising four farmsteads, a smithy, a public house, workers' cottages, and a few detached villas.
- 3.5 Following the arrival of the railway and throughout the 20th century, surrounding farmland and the larger plot facing onto the main high street have given way to suburban housing, but the historic core which includes the green, mature trees, lanes, and surviving historic buildings, has retained a degree of its historic character.
- 3.6 Sole Street developed as a small rural settlement whose growth was similarly shaped by the arrival of the London, Chatham & Dover Railway. Although the larger nearby village of Cobham was the intended focus, Lord Darnley of Cobham Hall opposed a station bearing its name. Instead, Sole Street station was approved in 1859 and opened on 1 February 1861, becoming the key stop between Strood and Meopham.
- 3.7 The settlement then developed from a small cluster of agricultural buildings and larger detached farmsteads. First by handling large regular agricultural livestock deliveries and those related to the nearby varnish making industry that was established beside the railway line (adjacent to the The Site). The railway and associated industries playing a formative role in its 19th- and 20th-century identity, which has seen further piecemeal urban development through a number of phases during the mid-late 20th Century.
- 3.8 Camer Park to the south is the ancestral seat of the Smith and later the Smith-Master family. The grounds of the house are formalised by landscape planting and boundary woodland and features a wide selection of farmbuildings, ancillary buildings to the house and estate and two lodge buildings. It is shown as an area of contained parkland on the Tithe Map with a thick woodland buffer to the areas to the north. OS Mapping from the first edition onwards shows the Camer Park as a distinct and defined area with clear wooded and shaded boundaries extending south. In 1967 the land was sold to the Strood Rural District Council for £9,750, with the Smith-Masters retaining the manorial lordships, and ownership of Camer House. The parkland surrounding the house then opened in 1970 by Gravesham Borough Council as a country park. Camer House appears to have been sold in 1988 following the death of Colonel George Smith-Masters.



Figure 3.1 Tithe Map 1838

3 | Historic Development of Site & Surroundings

Historic Development of the Site

3.9 The Tithe Map of 1838 shows most of the land within the Site was in the ownership of William Masters Smith (1802 – 1861), he was the landholder of the nearby Camer Estate and was a 19th-century Conservative politician, who represented West Kent as an MP from 1852 to 1857. In 1875, the land within the Site and the wider Camer estate was inherited by William Smith-Masters (1850-1937) with the lordships of the manors of Luddesdowne and Dodmore, and was appointed a JP for Kent. As with his predecessors and many members of the same family William Smith-Masters was an semi professional amateur gentleman cricketer. Noted as being a prodigious right-handed batsman for North Kent at the end of the 19th Century.

3.10 The Tithe Map show only a single plot (1100) leased to the nearby Norwood Farmhouse. Largely the land is shown as a mixture of meadows, arable, grazing land, with a number of the Shaw's "(small "wood," "thicket," or "copse.") and noted on the Tithe as 'Sheeplands' The OS Map Shows the Site as large open agricultural fields, likely maintained as such large parcels owing to the long period of ownership by the Masters Family from the 16th uptil the late 20th Century. The only landmark within the Site marked on OS Maps is Blundell's Shaw, the origin of this name is not known. There is records of the Blundell's family name within Meopham, and in the earlier Tithe it is marked as 'Bundell's Venville which denotes a 'Venville' right a medieval law which in part granted the ability to graze livestock in wooded areas

3.11 A Varnish factory formerly occupied a small area beyond of the north west boundary of the site, the factory site itself has since been developed with housing. This was first established in the late 18th century by Mr. Leeming, traced its origins to techniques brought by Huguenot refugees and was likely built on land formerly in the ownership of the Smith family. The works became a district landmark and contributed to the war effort in both World Wars. It was demolished in the late 20th Century and the land developed as housing.

3.12 The Site had broadly has remained as largescale arable land parcels into the 20th Century, there has been some erosion of the former field boundaries, subdivision, expansion and clearing of shaw's however the land has broadly maintained dimensions similar to its historic form. There has been suburban expansion to the north west within parcels of land which contained the former varnish factory and around Norwood Farmhouse. Routes through The Site were once more frequently used and better defined but have largely degraded in the present to tracks along field boundaries.

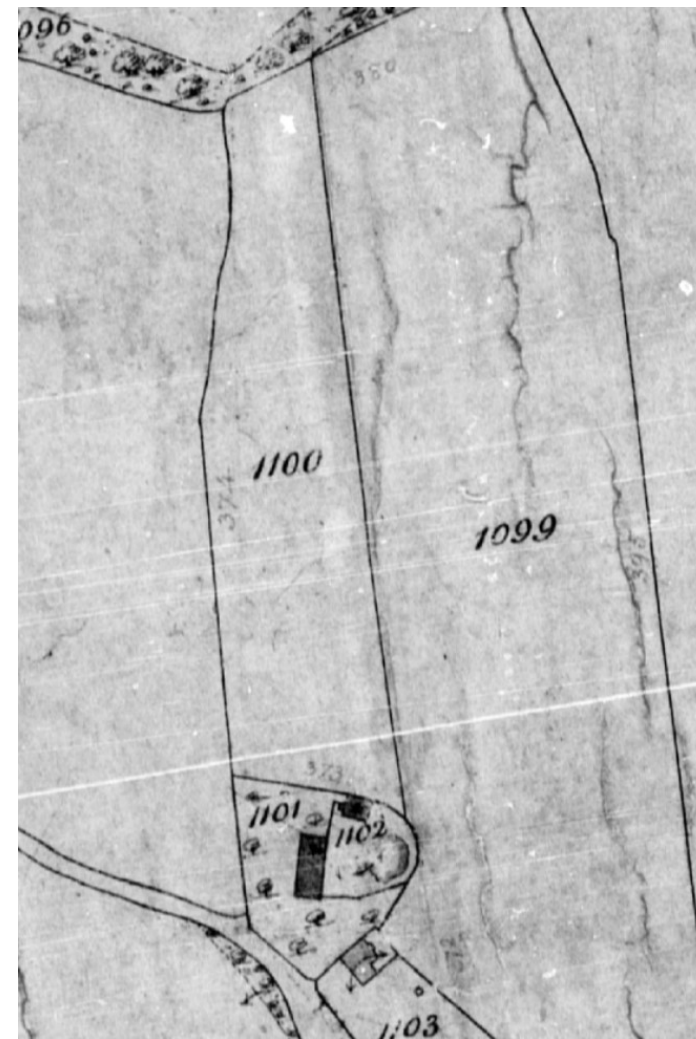


Figure 3.4 OS Map 1897-1900 - Kent County Council Heritage Maps

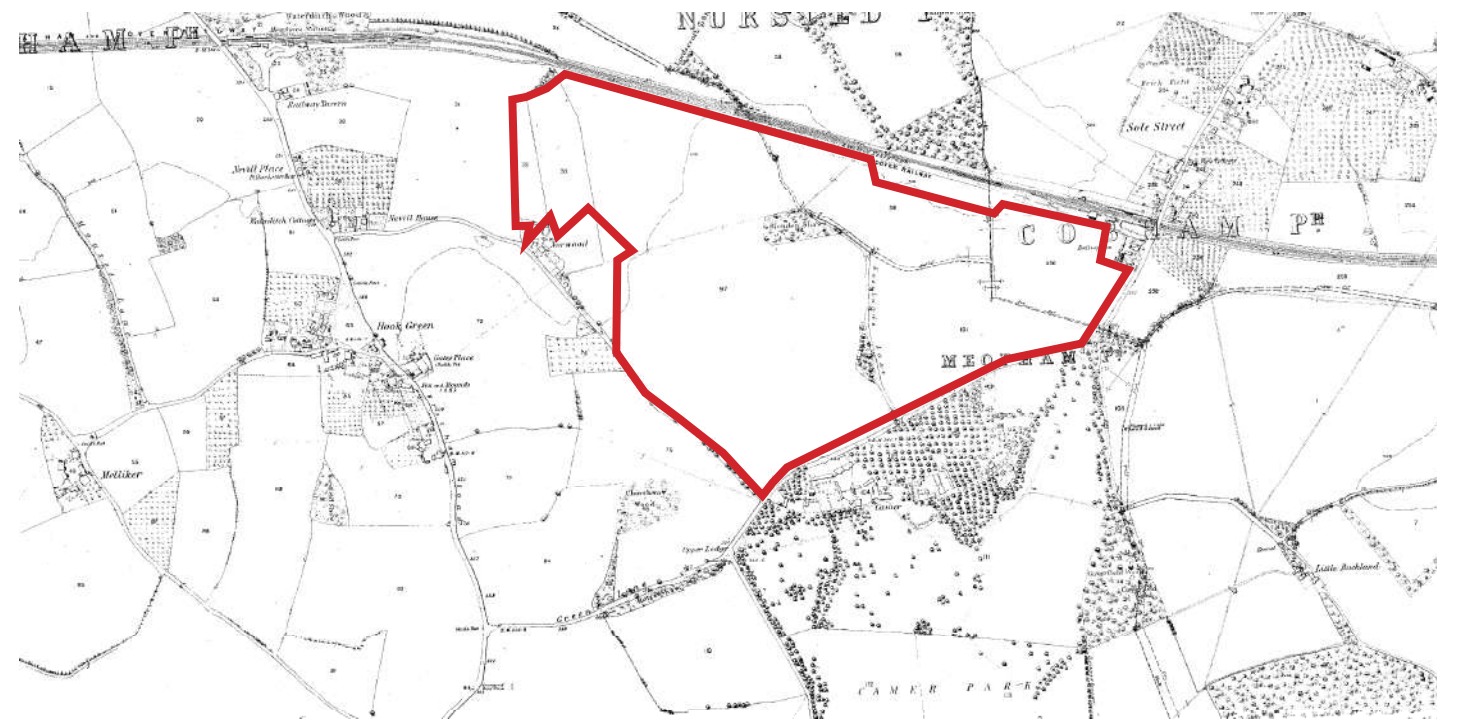


Figure 3.2 OS Map 1871-1890 - Kent County Council Heritage Maps

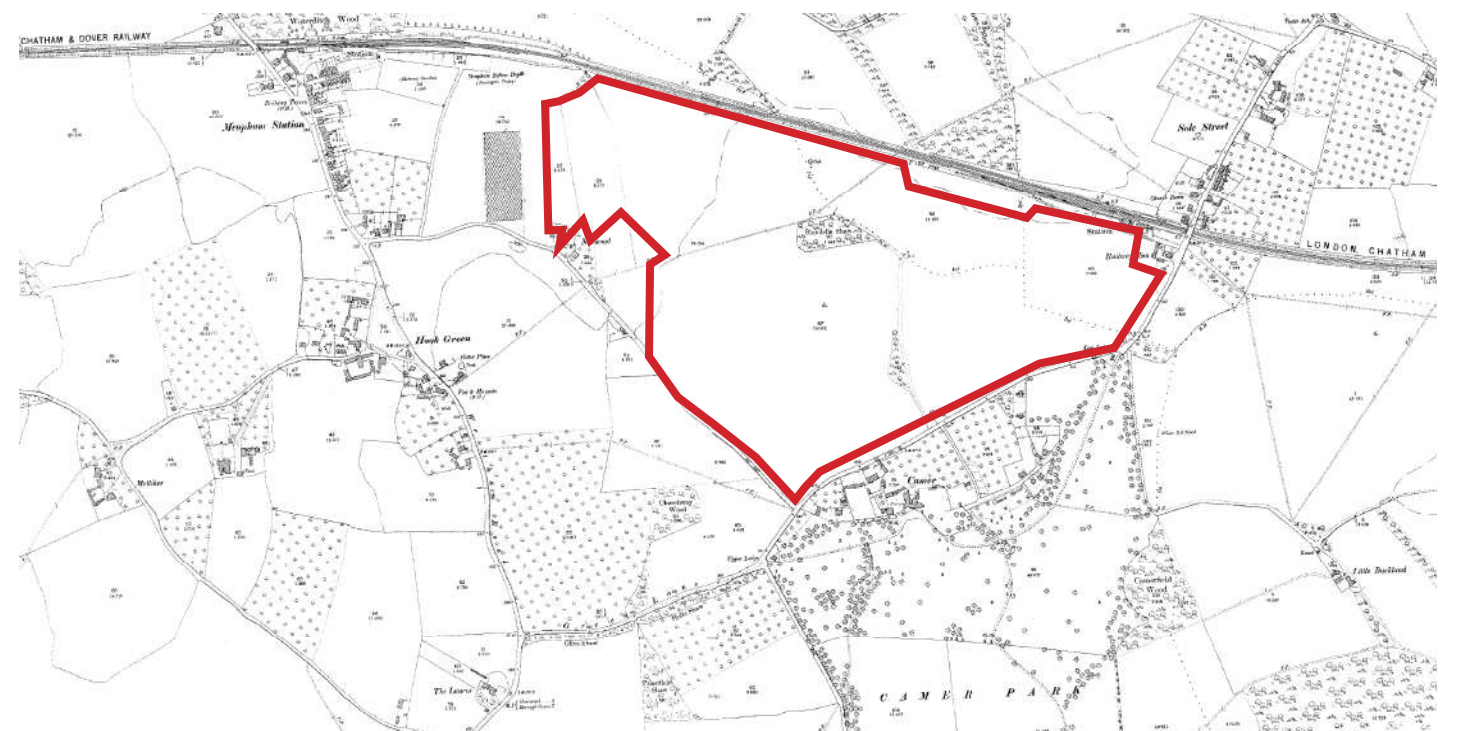


Figure 3.3 OS Map 1897-1900 - Kent County Council Heritage Maps

3 | Historic Development of Site & Surroundings



Figure 3.7 Tithe Map 1838

LAND NORTH OF CAMER ROAD, HOOK GREEN, MEOPHAM | GRAVESHAM BOROUGH COUNCIL

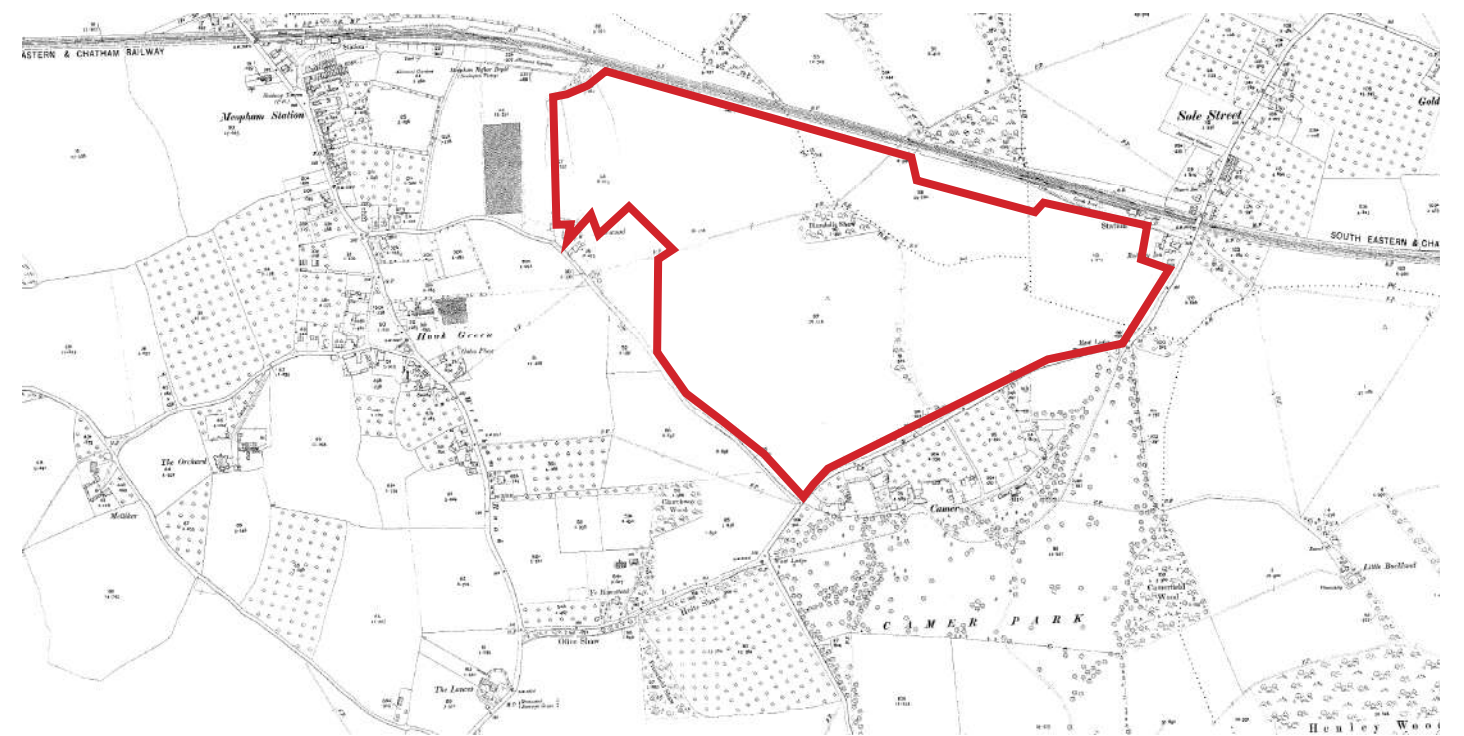


Figure 3.5 OS Map 1907-1923 - Kent County Council Heritage Maps

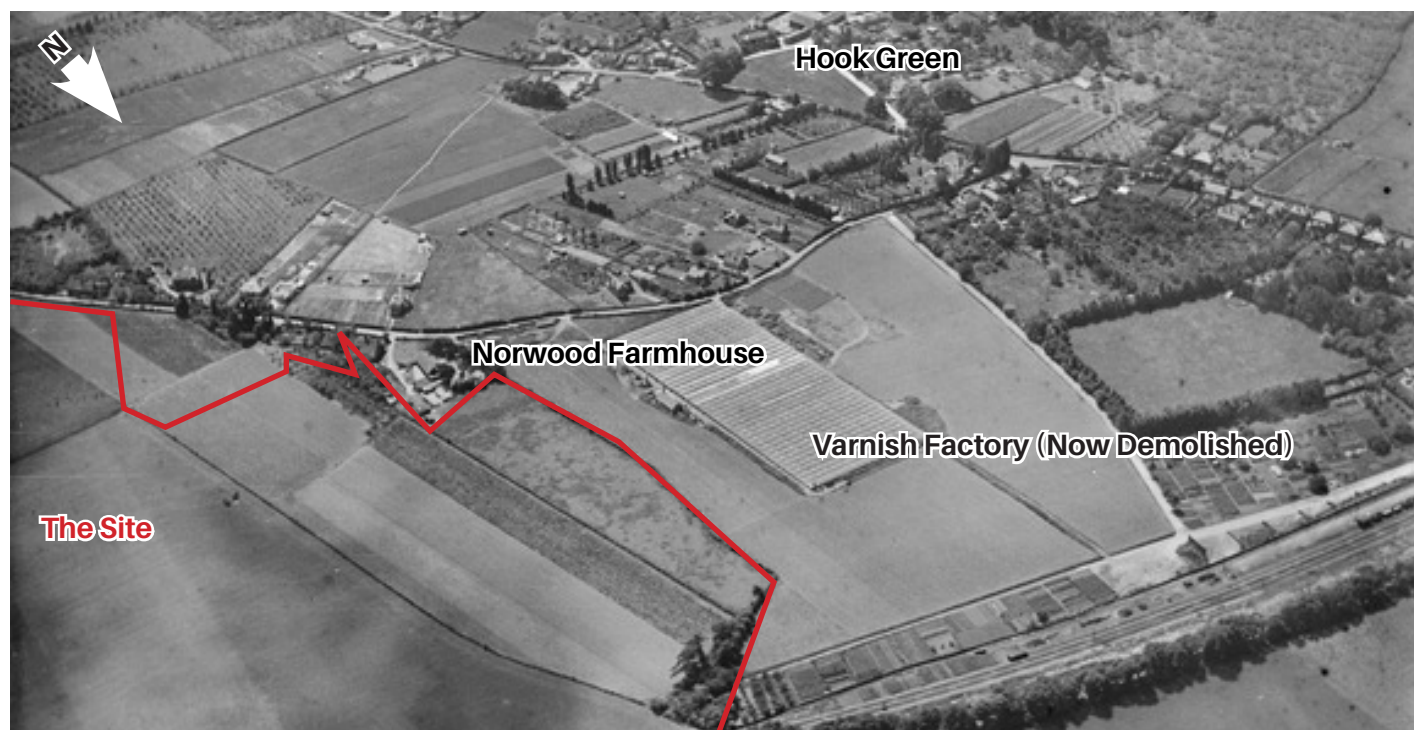


Figure 3.8 Britain From Above 1940

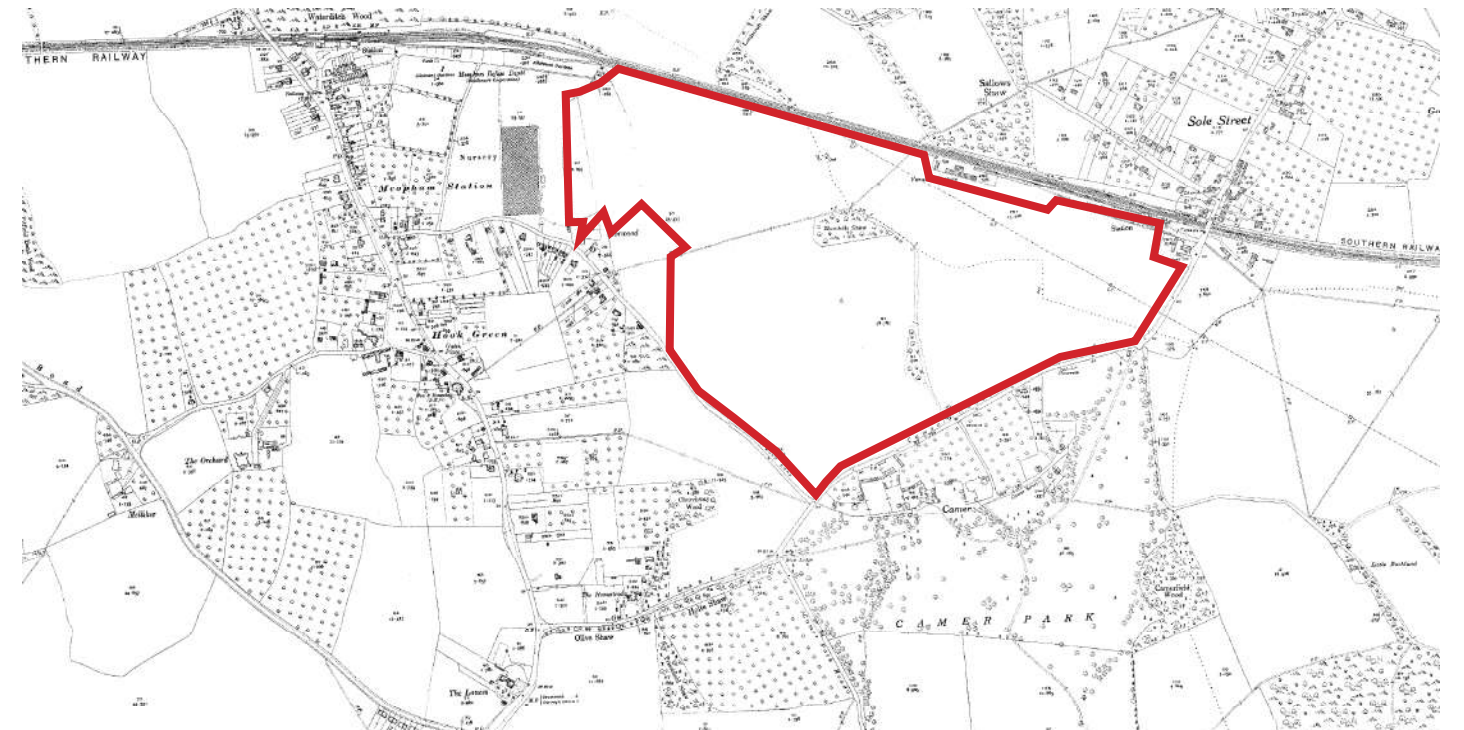


Figure 3.6 OS Map 1929-1952 - Kent County Council Heritage Maps

3 | Historic Development of Site & Surroundings



Figure 3.10 Aerial View 1940



Figure 3.9 Aerial View 1967



Figure 3.11 Aerial View 1999



Figure 3.12 Aerial View 2024

3 | Historic Development of Site & Surroundings

Historic Field Layouts

- 3.13 Overlaying the Tithe Map field boundaries illustrates that there have been changes to the overall layout and apportionment of fields throughout The Site. This is most evident adjacent to Norwood Farmhouse, and to the north of the Site where the arrival of the railway has been a major influence on the present-day parcel dimensions, with several fields reduced in size to accommodate the line. By contrast, fields to the south have generally retained their historic dimensions, although there is evidence of subdivision. The removal of historic shaws within the landholding has increased the extent of open arable land and, in some cases, provided opportunities to extend or adjust historic boundaries.
- 3.14 The two lower edges of the Site follow historic transport routes running southwards, which also correspond to Camer Road and Northwood Lane. These lanes historically linked the Camer estate with Hook Green and with Coham via Sole Street, reinforcing the long-standing functional and spatial connections within the surrounding rural landscape.
- 3.15 Taken together, these changes reflect wider patterns of 19th- and 20th-century agricultural improvement and the transformative impact of new infrastructure such as the railway. While the essential framework of historic field patterns and routes remains legible, incremental losses such as the removal of shaws and subdivision of fields illustrate the gradual erosion of traditional landscape character in favour of larger, more open arable modern enclosures.



-  Site Boundary
-  Field Boundary within the Site
-  Field Boundary beyond the Site

Figure 3.13 1838 Tithe Map Field Boundaries overlaid onto 2024 Aerial View

Section 4

Assessment of Significance.

4 | Assessment of Significance

1. Hook Green Conservation Area Group

(All Listed Buildings within the Conservation Area Boundary)

- Mulberry House (Grade: II, List UID: 1039911)
- Waterditch (Grade: II, List UID: 1039914)
- The White House (Grade: II, List UID: 1096349)
- Hook Green Farmhouse (Grade: II, List UID: 1350238)
- The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)
- Nevill House (Grade: II, List UID: 1096350)
- Evenden Farmhouse (Grade: II, List UID: 1096354)

Hook Green Conservation Area

- 3.16 The conservation area is located c.200m to the west of the Site Boundary. The appraisal describes the special interests of the Hook Green Conservation Area as being derived from the 'triangular village green with its mature landscaping, bordered on two sides by historic buildings, and for its offshoots to north and south along the Wrotham Road. The latter areas comprise small outlying collections of listed buildings and their settings.'
- 3.17 The Hook Green Conservation Area derives its special interest from its intact historic village plan, centred on a triangular green with mature landscaping, bounded on two sides by historic buildings, and extending along the Wrotham Road to the north and south. These offshoots comprise small collections of listed buildings and their settings, which together illustrate the linear settlement pattern and the evolution of rural domestic architecture in Kent.
- 3.18 The area contains a representative range of Kentish vernacular architecture spanning the 16th to 19th centuries, including timber-framed farmhouses, stuccoed villas, flint and brick workers' cottages, and converted agricultural buildings such as oasts and barns. Key focal points, including The White House, Hook Green Farmhouse, and Mulberry House, demonstrate the evolution of domestic architecture, while historic boundary walls, hedges, and mature trees contribute to visual coherence and authenticity.



Figure 4.2 Hook Green looking south Site Visit 2025



Figure 4.3 Hook Green Looking North East

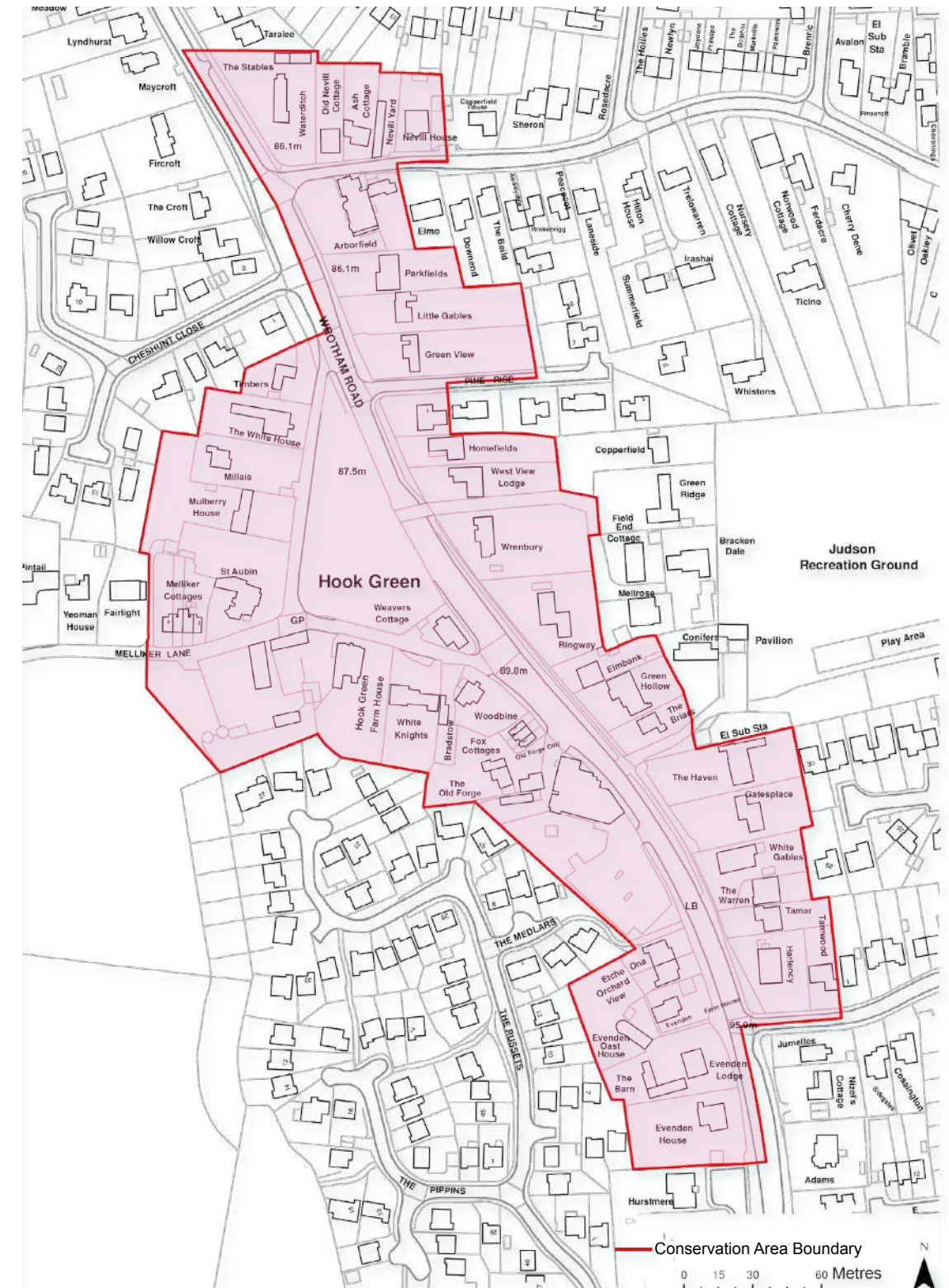


Figure 4.1 Hook Green Conservation Area Map

4 | Assessment of Significance

Listed Buildings

- 3.19 Mulberry House (Grade II, C16, List UID: 1039911) is a long, low Georgian style dwelling with plastered frontage and peg-tiled hipped roof, whose horizontal emphasis contrasts with later vertical villa forms. Its position close to the green demonstrates continuity of settlement from the 16th century and a historic relationship with The White House and Hook Green Farmhouse. Mulberry House and Waterditch clearly express the traditional Kentish vernacular of timber frame combined with brick. Both follow the characteristic long, narrow plan form with ridged roofs and hipped ends, demonstrating continuity of local building traditions from the late medieval period into the post-medieval era.
- 3.20 Waterditch (Grade II, List UID: 1039914) is a building of mixed phases, with a 14th Century medieval or post-medieval south range and 19th-century additions. Its contrasting tiled and weatherboarded forms, prominent roofline and corner location on the high road make it an important component of the village street frontage.
- 3.21 The White House (Grade II, List UID: 1096349) was constructed c. 1840 as a formal stuccoed villa, raised on a basement with sash windows and classical porch, positioned prominently with frontage to the Green. The building is a later Georgian addition to the village and constructed within the former landholding of Mulberry House.
- 3.22 Nevill House (Grade II, List UID: 1096350) is closely related in form and date to The White House, though located further north, closer to the railway. Historically a higher-status dwelling associated with nearby yards and stabling. The building is separated from the village core and is illustrative of the dispersed settlement pattern which remained until the late 19th Century.
- 3.23 Hook Green Farmhouse (Grade II, List UID: 1350238) is a farmhouse combining 16th-century timber framing with later 19th-century stucco re-fronting and bay windows. Its scale and detailing illustrate the adaptation of earlier vernacular houses to later fashions, reinforcing the linear settlement pattern along the road. The building is one of the oldest in the settlement and is one that helped define the settlement pattern and that of the open green. Its significance is principally related to the surviving timber framing and its historic relationship to the streetscape.
- 3.24 The Old Forge and The Old Forge Cottage (Grade II, List UID: 1367140) are the earliest surviving domestic structure in the settlement, retaining medieval timber features, including a crown-post roof. Its street-facing elevation and later cottage addition reflect the functional, working character of the hamlet's past. The buildings evidence significant signs of later adaptation and reuse, although retain vernacular building features including roof form, weatherboarding and brickwork which adds to their special architectural and historic interest.
- 3.25 Evenden Farmhouse (Grade II, List UID: 1096354) A 17th Century timber-framed house later encased in brick, notable for its catslide roof and prominent gable chimney. Located beyond the main cluster of historic buildings, it illustrates the formerly dispersed rural settlement pattern.
- 3.26 Hook Green displays a traditional Kentish palette, including red and yellow brick, flint, weatherboarding, clay tiles, and stucco, with later slate and pantile roofs. Hipped and gabled roofs, sash and casement windows, and classical porches contribute to the village's distinctive character. While much original joinery survives, modern interventions such as plastic windows, crude porches, and mismatched render have reduced historic integrity.
- 3.27 Later Georgian villas, including The White House and Nevill House, introduce formal, classically inspired architecture that contrasts with earlier vernacular farmhouses and cottages, reflecting the social shift toward higher-status suburban living. Positioned near the Green and main street, these villas mark the settlement's evolution and enrich the Conservation Area's layered character.
- 3.28 Collectively, the listed buildings frame Hook Green, their variety—from medieval timber-framed houses to 19th-century stuccoed villas—illustrating successive phases of development. Traditional materials, roof forms, and alignments maintain visual coherence, demonstrating the continuity of settlement, local craftsmanship, and the evolution of rural domestic architecture in Kent.



Figure 4.4 Evenden Farmhouse (Grade II, C17, List UID: 1096354)



Figure 4.6 The Old Forge and The Old Forge Cottage (Grade II, List UID: 1367140)



Figure 4.5 Mulberry House (Grade II, C16, List UID: 1039911)



Figure 4.7 Nevill House (Grade II, List UID: 1096350)

4 | Assessment of Significance

- 3.29 Historic interest is principally related to the buildings remaining illustrative the development of Hook Green from a dispersed rural hamlet to a more structured settlement with both agrarian and aspirational domestic architecture. Earlier structures (The Old Forge, Evenden Farmhouse) reflect the working and agricultural heritage, while later villas (The White House, Nevill House) signify social elevation and changing architectural tastes in the 18th and 19th centuries. Their siting along the green and road frontages maintains the historic linear settlement pattern, and preserves the cultural narrative of Meopham's rural past.

Other Positive Contributors

- 3.30 Beyond the listed buildings, other undesignated assets contribute to the area's character. Four modest 19th-century workers' terraces and Weavers Cottage, with flint and weatherboard fabric, illustrate local building traditions, while the former Fox and Hounds public house (1920s-30s) acts as a more consciously designed landmark, reflecting the social history of the village.

Setting

- 3.31 Hook Green Conservation Area is centred on the triangular green, with its mature trees, informal road edges, and a series of historic buildings fronting directly onto it. The Green serves as the settlement's principal organising feature, providing coherence and a sense of openness. Listed buildings within the Conservation Area are primarily oriented toward the Green and main road, reflecting their historic role in defining the hamlet's structure. Mulberry House, The White House, Nevill House, Hook Green Farmhouse, and Waterditch take visual and functional cues from this central space, while The Old Forge illustrates the historic working character of the village core. Evenden Farmhouse, positioned more loosely at the edge, reinforces the formerly dispersed settlement pattern. Collectively, these buildings derive their setting value from their relationship with the Green, the street frontage, and each other as a coherent cluster.
- 3.32 The wider setting is more mixed. To the north, east, and south, modern 20th-century housing now provides the immediate backdrop, diluting but not overwhelming the historic character. To the west, agricultural land provides a more open aspect, but this is experienced only in a limited way from within the Conservation Area due to boundary planting, hedgerows, and the containment of the Green itself. The significance of the listed buildings is therefore primarily derived from their relationship with the Green and their contribution to the historic village streetscape, rather than from distant views or reliance on the wider rural landscape.
- 3.33 In the context of the wider parish, Hook Green is one of several small, historically distinct nodes along Wrotham Road, each retaining its own identity but now increasingly embedded within a suburban framework. The listed buildings at Hook Green thus remain legible as a coherent historic group, but their immediate and functional setting is more localised than extensive, and defined by the Green and their shared frontage to it.

Contribution of the Site to Setting

- 3.34 The contribution of the Site to the significance and setting of the conservation area and listed buildings is modest. While it forms part of the wider rural landscape surrounding the settlement, any visual or spatial connection to key features such as the central green or the principal listed buildings is limited. The Site does not form a designed or functional part of the conservation area or the listed buildings, and its primary value lies in providing a general sense of openness in the wider area, rather than making a direct contribution to the heritage assets themselves.



Figure 4.8 Hook Green Farmhouse (Grade II, List UID: 1350238)



Figure 4.10 The White House (Grade II, List UID: 1096349)



Figure 4.9 Waterditch (Grade II, List UID: 1039914)



Figure 4.11 Nevill House (Grade II, List UID: 1096350)

4 | Assessment of Significance



Figure 4.18 Hook Green Looking North



Figure 4.16 Hook Green Looking North



Figure 4.12 The roadside car park to the south of the former Fox and Hounds public house



Figure 4.14 Wrotham Road



Figure 4.17 Hook Green Looking east



Figure 4.13 Wrotham Road



Figure 4.15 Wrotham Road

4 | Assessment of Significance

2. Norwood Lane Group

Norwood Farmhouse (Grade: II, List UID: 1039912)

- 3.35 The Farmhouse is located within 50m of the eastern Site Boundary. Norwood Farmhouse, was built around 1716, is a representative example of a vernacular farmhouse in rural Kent. Constructed in red brick with a horizontal string course, it is a balanced two-storey building with two attic dormers, a half-hipped tiled roof, and a central brick chimney stack. Timber sash windows with glazing bars, together with its restrained pedimented hood above the central doorway, reflect the measured use of classical detail within otherwise traditional rural architecture. The building retains its historic proportions, key elements of original fabric, and architectural simplicity, remaining illustrative of Kentish farmhouses of the early 18th century.
- 3.36 The farmhouse is of historic value for its long-standing role within Meopham's agricultural history. It was originally built at a time when the local rural economy was dominated by mixed farming and hop-growing, functioning both as a working farmstead and a family home. Although it has now been converted to a private residence with a well-defined garden, its survival contributes to an understanding of the parish's dispersed settlement pattern and the continuity of agricultural occupation. It also forms part of a wider group of historic farmhouses across the parish that collectively illustrate the area's historic development.

Setting

- 3.37 The setting of Norwood Farmhouse has evolved over time, most notably through the 20th-century introduction and subsequent removal of an adjacent varnish factory, later replaced with suburban housing. The farmhouse has been converted to a private residence, with a well-defined garden forming the primary experience of its setting. While some surrounding fields remain, they now contribute only minimally to its setting, and the site's historic agricultural landholding has been significantly reduced. Nevertheless, the farmhouse retains its semi-rural character along Norwood Lane, and its position on this historic route continues to reflect the linear and dispersed settlement pattern typical of Meopham parish. Its legibility as a former farmstead is largely informed by the surviving building and garden rather than the wider agricultural landscape. Largely, areas within the Site did not form part of the landholding

when in agricultural use.

Contribution of the Site to Setting

- 3.38 The site comprises agricultural land, historically associated with Norwood Farmhouse only through shared ownership by the Smith-Masters family, as with many surrounding farmsteads. The Tithe Map indicates that only a small parcel was tenanted to the same occupant as the farmhouse, highlighting the indirect nature of this association.
- 3.39 The Site's contribution to the setting of Norwood Farmhouse is modest and primarily contextual. It helps maintain a perception of semi-rural character and supports the farmhouse's legibility as a former agricultural building, although the present suburban setting has eroded much of this historic agricultural context. The Site does not have a direct functional or designed relationship with the farmstead, and the historic connection has been largely indirect, mediated through the wider Camer estate, with the land in separate ownership for much of the 20th century. While the Site retains open fields, this only modestly reinforces the farmhouse's historic context and does not materially affect its architectural or historic significance.



Figure 4.21 Norwood Farmhouse (Grade: II, List UID: 1039912)



Figure 4.19 Norwood Farmhouse (Grade: II, List UID: 1039912)



Figure 4.20 Norwood Farmhouse (Grade: II, List UID: 1039912)

4 | Assessment of Significance

3. Sole Street Group

- Bower Cottage (Grade: II, List UID:: 1096313)
 - Sole Street House (Grade: II, List UID: 1067728)
 - Yeomans House (Grade: II, List UID 1095063)
- 4.1 This group of buildings in Sole Street is located within c.50 to the north east of the Site Boundary. They represent a cross-section of Kentish domestic architecture from the late medieval period through to the Georgian era. These buildings all pre-date the arrival of the railway and remain indicative of the earliest phases of the settlement's development.
- 4.2 Bower Cottage (Grade II) is of 15th century or earlier origin and retains the low end of a Wealden house, a characteristic medieval hall-house form distinctive to the South East. It is timber framed, has a 16th Century chimney stack, and later 17th hall reconstruction. These demonstrate the evolution of rural domestic layouts from open-hall living to more compartmentalised forms.
- 4.3 Sole Street House (Grade II, c.1750) is an elegant late Georgian residence built for George Savage of Luddesdown. Almost cubic in form at 40ft square, it demonstrates the Palladian emphasis on proportion and symmetry. Constructed in red brick with grey header bond, a stone string course, parapet, and a formal classical entrance, it reflects the refined design ideals of the 18th century. Surviving features such as the large sash windows with glazing bars, Georgian panelled doors, fanlight, internal shutters, and fine staircase contribute to architectural interest as a well-preserved example of Georgian domestic architecture in rural Kent. The house also plays an important role in the village's social and cultural history. Having fallen into near-dereliction during the 1950s after lead theft and extensive water damage, Sole Street House has since been carefully restored.
- 4.4 Yeomans House (Grade II), late 15th century, is another Wealden-type house, restored in the 20th century by architect Sir Herbert Baker. Notable features include the jettied weatherboarded south end, a reset 16th Century oriel window. It is of timber-framed construction with moulded tie-beams, crown post roof, and surviving medieval service doorways with 4-centred arches. The restoration, was carried out under the National Trust's care, and carefully integrated historic material and sympathetic

reconstruction.

Group Value and Setting

- 4.5 This cluster of houses occupies a shared setting at the edge of the historic village core, positioned in close proximity to the roadway and adjacent to the railway line. Their immediate context is shaped by the relationship between one another and the street,
- 4.6 The character of the setting was altered significantly with the arrival of the railway, which introduced new buildings and disrupted the more dispersed settlement pattern. This similarly shifted the area from a predominantly agricultural settlement to one of more urban character and suburban character.
- 4.7 Despite this change, the group retains a measure of historic coherence, expressed through a vernacular palette of brick, tile, timber, and weatherboarding. Differences in roof forms, materials, and elevations provide visual variety, while mature gardens and the traditional street-facing orientation of the houses contribute to their collective townscape value and reinforce the layered historic character of the village.
- 4.8 The Sole Street group derives its primary significance from its architectural interest, interrelationship as a historic cluster, and position along the village street. Their setting is most strongly defined by the immediate street frontage, the shared vernacular character of materials, and their relationship to one another as part of the early village core.

Contribution of the Site to Setting

- 4.9 The site to the south, though historically part of the wider estate, makes only a limited contribution to the setting of the listed buildings. Its agricultural character reinforces the rural context of the settlement, providing a backdrop that sustains the perception of Sole Street as a village rooted in farming traditions. However, the site is physically separated from the buildings by the railway, and all the listed buildings are oriented toward the street rather than the site. Views of the site are limited to incidental, glimpsed perspectives, and it has no designed, functional, or historic connection with Bower Cottage, Sole Street House, or Yeomans House. Accordingly, the site contributes only in a broad, contextual sense to the village's rural character and is not integral to the architectural or historic significance of the listed group.



Figure 4.23 Sole Street House (Grade: II, List UID: 1067728)



Figure 4.22 Yeomans House (Grade: II, List UID 1095063)



Figure 4.24 Bower Cottage (Grade: II, List UID:: 1096313)

4 | Assessment of Significance

4. Camer Group

- 9 and 10 Camer Street (Grade: II, List UID: 1096345)
 - Camer House (Grade: II, List UID: 1052357)
 - Bailiff's House (Grade: II, List UID: 1052333)
 - Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)
 - Somers (Grade: II, List UID: 1350235)
 - Camer Green Cottage (Grade: II, List UID: 1372283)
 - 5 and 6 Camer Street (Grade: II, List UID: 1096344)
- 4.10 The Camer Group is located within 100m of the Southern Site boundary. A settlement or farmstead has existed in this location since at least the 13th century. The Camer Street group now comprises a distinctive collection of Grade II listed buildings associated with the Camer Estate in Meopham, dating from the 17th to early 19th centuries. Together, they reflect the historic evolution of a rural Kentish estate. Their collective value lies in the architectural variety spanning timber-framing, early brickwork, and estate-related ancillary structures combined with strong historic associations to the Masters family, later the Smith-Masters family, and the operation of the Camer Estate.
- 4.11 Camer House (Grade II, List UID: 1052357) is the principal building of the Camer Street group and a house of considerable architectural and historic interest. Constructed in 1716 by George Masters, it incorporates elements of an earlier 17th-century dwelling, reflecting continuity of occupation on the site. The five-bay red brick façade with grey headers, hipped tiled roof, and refined Doric porch exemplify the classical influences shaping Kentish country houses in the early 18th century. Internally, features such as the staircase and surviving early finishes contribute to its architectural quality.
- 4.12 Its historic significance derives from its long-standing association with the Masters and later Smith-Masters families, principal landowners in the parish, and from its role as the centrepiece of the Camer Estate. Camer House illustrates the gentrification of rural Kentish estates during the 18th century, and its later subdivision provides evidence of the adaptive reuse of country houses in response to social and economic change.
- 4.13 1. 9 and 10 Camer Street (Grade II, List UID: 1096345) are 17th century timber-framed structure, weatherboarded with tar finish, retaining hipped roof form (now concrete-tiled). Special interest is principally related to the survival of original structural timbers, beams, and winding stair; modest vernacular proportions; the building has evidential value for its 17th Century domestic construction. The building contributes to understanding of early rural housing on the Camer Estate, now adapted as a single dwelling but retaining historic plan form and fabric.
- 4.14 Bailiff's House (Grade II, List UID: 1052333) This is a simple c. 18th Century red brick building with grey headers, tiled roof, cast iron casement windows. Special Interest is related to the building as a purpose-built estate residence for Camer Estate's bailiff; the simplicity of design is somewhat reflective of status. The building has evidential value for its role in the estate management arrangements; retains associated walled kitchen garden and oak-framed Kent barn (permitted for conversion) which belonged to the main house.
- 4.15 Building approximately 30m west of Camer House (Grade II, List UID: 1350234) This is an early C19 flint building with brick dressings, basement and one upper floor, hipped tiled roof. Interest is related to its agricultural/estate function, although the original purpose is uncertain. However the building is known to have served an ancillary function to the main house and contributes to the working character of the Camer complex; notable for the vernacular flint and brick construction typical of the period in this location.
- 4.16 Somers (Grade II, List UID: 1350235) The building is a 17th century timber-framed structure with herringbone brick nogging on flint base; it has a modern rear addition. Special Interest is related to the survival traditional Kentish timber frame and decorative nogging; portions of the historic form retained despite modern intervention. The buildings



Figure 4.25 Camer Road looking south towards the group



Figure 4.26 Camer House C.1838

4 | Assessment of Significance

adds to the architectural diversity of the group and evidences vernacular building methods of the period.

- 4.17 Camer Green Cottage (Grade II, List UID: 1372283) is a 17th Century timber-framed vernacular building with brick nogging (east side) and later brick facing and hipped tiled roof. Interest is principally related to the surviving original beams and winding stair; well-integrated later extension The building examples incremental adaptation over centuries, and has some preserved significant internal features.
- 4.18 5 and 6 Camer Street (List Entry No. 1096344) Now one dwelling, The property has was formerly a pair of 18th-century timber-framed houses with a red and grey brick façade, a dated central chimney stack of 1739, and a half-hipped tiled roof, with a later 19th-century yellow stock brick rear addition. Its special interest lies in its well-preserved elevations, which exemplify mid-18th-century rural domestic design, and in the dated chimney stack, which provides a precise historical reference point. The building represents a good example of higher-status estate housing within the Camer group, retaining significant period detail and much of its original plan form. Its significance is derived from both its architectural quality and its contribution to the understanding of estate development in the 18th century.

Group Value and Setting

- 4.19 As a whole the group demonstrates high value due to the visual, functional, and historic relationships between principal dwellings, ancillary estate buildings, agricultural structures, and the surviving walled kitchen garden.
- 4.20 The ensemble is of heritage significance for its coherent relationship to the Camer Estate, illustrating estate hierarchy from principal house to workers' dwellings, agricultural outbuildings, and service buildings.
- 4.21 The spatial arrangement along Camer Street and around the historic core of Camer House creates a historic streetscape that is both visually harmonious and functionally interlinked.
- 4.22 Surviving landscape features, including the walled garden, areas of pasture, and mature trees, make an important contribution to reinforcing the group's setting and maintaining its historic legibility.

Summary

- 4.23 The Camer Street group collectively holds high architectural, historic, and evidential value at both an individual and group level. They represent a rare, well-preserved microcosm of a Kentish landed estate, showing the evolution from C17 vernacular origins through C18 refinement and C19 agricultural adaptation. Their continued occupation and survival maintain the historic grain, character, and identity of this part of Meopham.

Contribution of the Site to Setting

- 4.24 The site comprises agricultural land lying to the north of Camer House. Although it was historically within the ownership of the Smith-Masters family, its contribution to the setting of Camer House and the Camer Street estate group is limited. The significance of Camer House is principally derived from its immediate grounds to the south and its close functional and visual relationship with the Camer Street group of estate buildings.
- 4.25 The land to the north has historically served as part of the Camer Estate's wider agricultural holdings, used predominantly for arable cultivation. Its value lies in maintaining a rural backdrop and reinforcing the wider agricultural context of the parish, rather than in forming any designed or intentional relationship with the listed estate buildings. Since the mid-20th century the land has been in separate ownership, with the functional and historic association to the Camer Estate effectively severed. The road along the site's southern boundary provides a clear physical and perceptual division, and there is very little intervisibility between the site and the estate buildings. Which appears to be part of the historic design intent, with the estate grounds more private and formalised.
- 4.26 In heritage terms, the site forms part of the wider rural setting of Camer House and its associated group; however, it is physically separated from the asset and has no visual or functional association with it. Although it retains the character of an open area within the former landholding, the land within the Site only forms one part of the wider holding and has no functional historic connection. While it contributes modestly to sustaining the broader rural context, it does not materially affect the architectural or historic significance of Camer House or its associated group.



Figure 4.27 Bailiff's House Sales Brochure Image



Figure 4.28 Somers Sale Brochure Image



Figure 4.29 The Site looking north west From Camer Road nearby to the Bailiffs House

Section 5

The Proposed Development.

5 | The Proposed Development

The Proposed Development

- 5.1 The Proposed Development is at outline stage and described as;

An outline planning application will be submitted with all matters reserved except for access. The indicative proposals are below, which may evolve:

"Outline planning application for up to 730 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), the provision of Public Open Space including sport and recreation facilities, alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access."
- 5.2 Maximum building heights will be 3 storeys, up to 14m.
- 5.3 It is estimated that the overall construction programme could last approximately six years, with work likely to commence in 2028. Construction will be phased, further information will be provided by Icen Planning.



Figure 5.1 Caption

5 | The Proposed Development

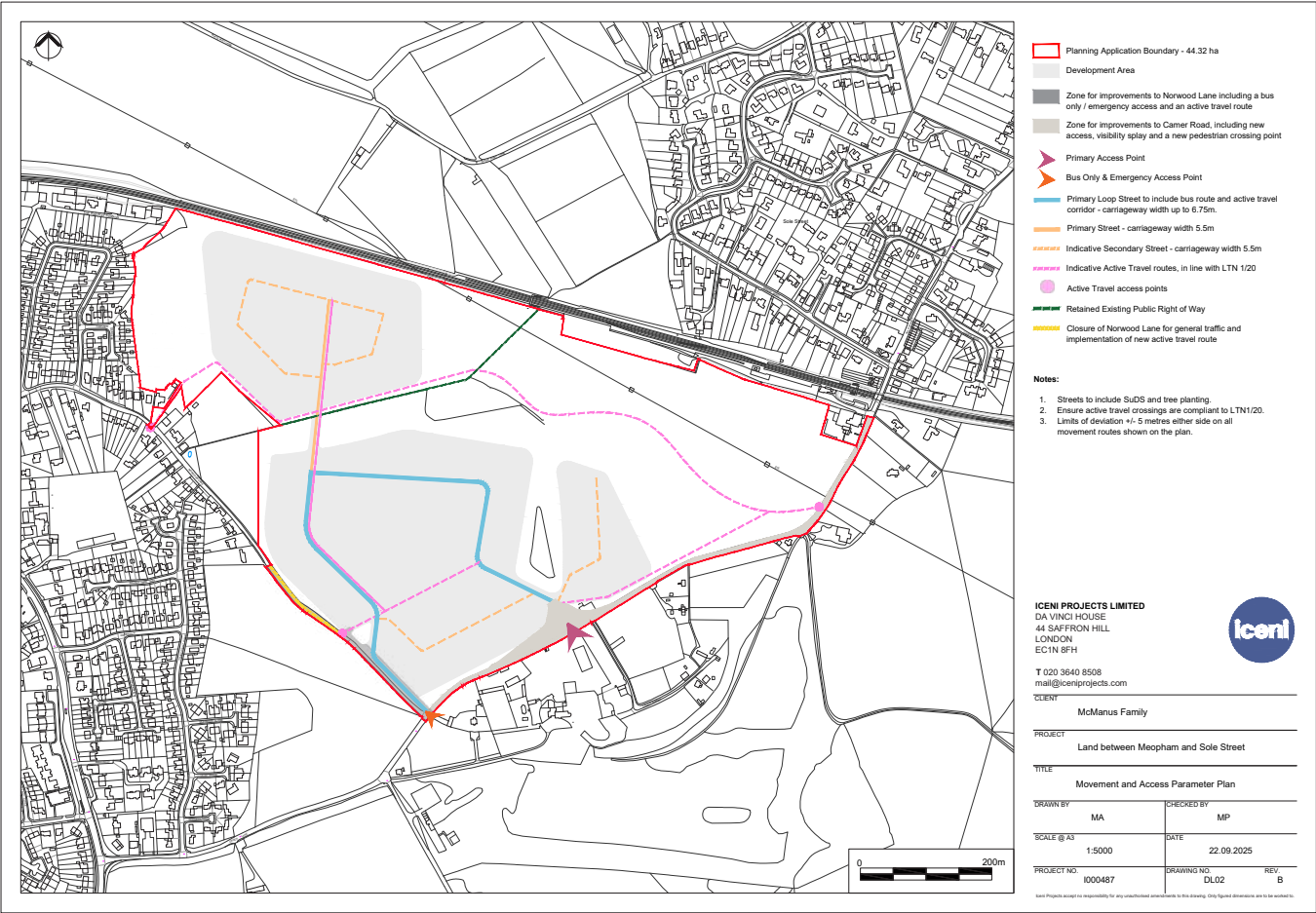


Figure 5.2 Caption

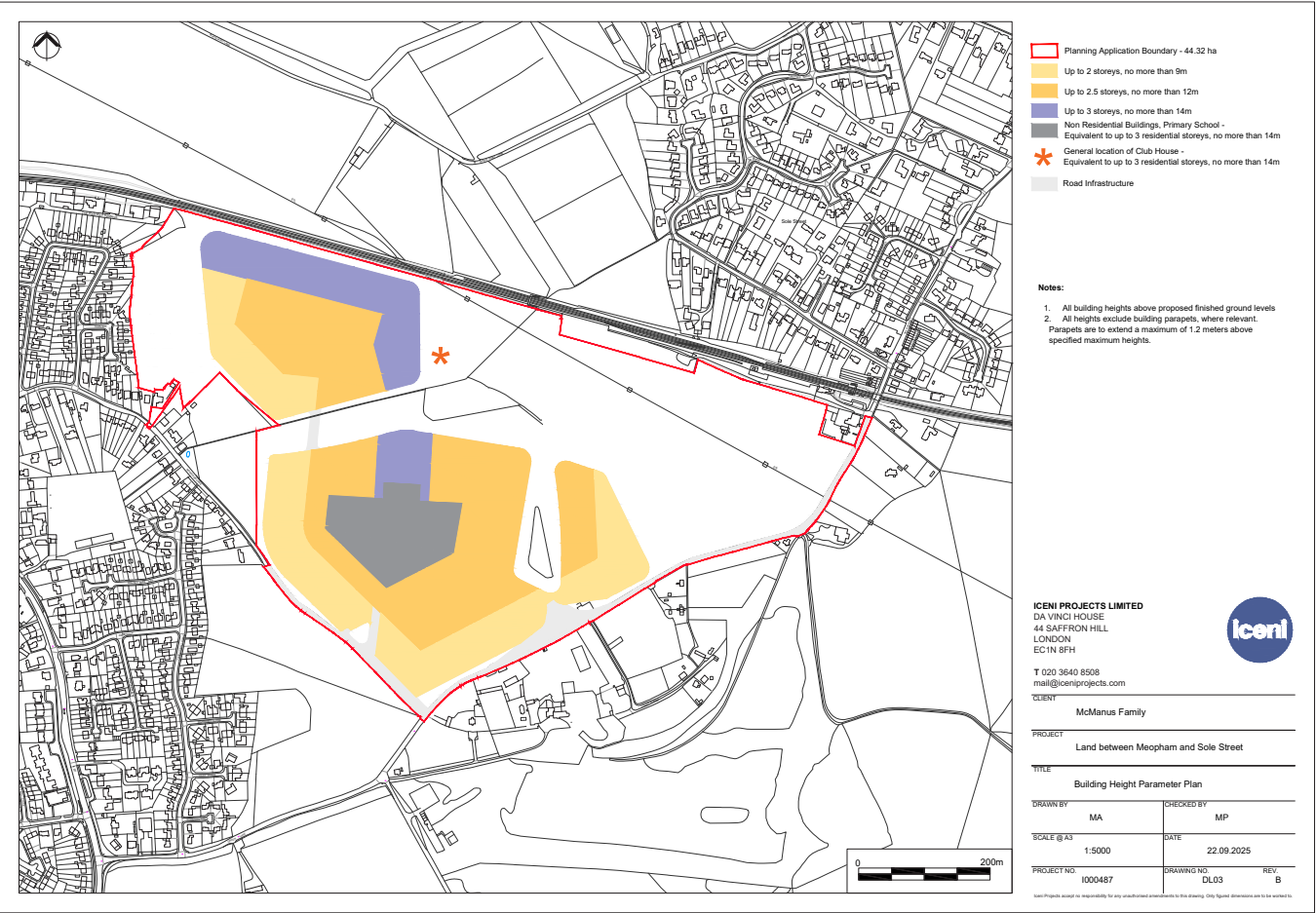


Figure 5.3 Caption

Section 6

Assessment of Effects.

6 | Assessment of Effects

Assessment Of Effects

- 6.1 This section assesses the likely effects of the Proposed Development on the significance of heritage assets within 500m of the Site Boundary.
- 6.2 The Site does not contain any designated or non-designated heritage assets. However, it lies within the broader setting of the Hook Green Conservation Area, including its listed buildings, Norwood Farmhouse (Grade II) a cluster of listed buildings at Sole Street, and the listed buildings which formed part of the Camer House estate.
- 6.3 These heritage assets have therefore been scoped into the assessment as they have the potential to experience a change to their setting.
- 6.4 The assessment considers both direct and setting based impacts in line with national and local heritage policy, and with reference to the NPPF (2024), Historic England guidance (including GPA2 and GPA3), and relevant local planning documents.

1. Hook Green Conservation Area (All listed buildings located within the Conservation Area)

- Mulberry House (Grade: II, List UID: 1039911)
- Waterditch (Grade: II, List UID: 1039914)
- The White House (Grade: II, List UID: 1096349)
- Hook Green Farmhouse (Grade: II, List UID: 1350238)
- The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)
- Nevill House (Grade: II, List UID: 1096350)
- Evenden Farmhouse (Grade: II, List UID: 1096354)

2. Norwood Lane

- Norwood Farmhouse (Grade: II, List UID: 1039912)

3. Sole Street Group

- Bower Cottage (Grade: II, List UID: 1096313)
- Sole Street House (Grade: II, List UID: 1067728)
- Yeomans House (Grade: II, List UID 1095063)

4. Camer Group

- 9 and 10 Camer Street (Grade: II, List UID: 1096345)
- Camer House (Grade: II, List UID: 1052357)
- Bailiff's House (Grade: II, List UID: 1052333)
- Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)
- Somers (Grade: II, List UID: 1350235)
- Camer Green Cottage (Grade: II, List UID: 1372283)
- 5 and 6 Camer Street (Grade: II, List UID: 1096344)



6 | Assessment of Effects

1. Hook Green Conservation Area (All listed buildings located within the Conservation Area)

- Mulberry House (Grade: II, List UID: 1039911)
- Waterditch (Grade: II, List UID: 1039914)
- The White House (Grade: II, List UID: 1096349)
- Hook Green Farmhouse (Grade: II, List UID: 1350238)
- The Old Forge and The Old Forge Cottage (Grade: II, List UID: 1367140)
- Nevill House (Grade: II, List UID: 1096350)
- Evenden Farmhouse (Grade: II, List UID: 1096354)

6.5 No harm is anticipated to the heritage significance of the listed buildings within Hook Green Conservation Area. The Conservation Area is centred on the linear pattern of development around the village green, which will remain legible and visually distinct. Mature boundary vegetation and intervening built form on the peripheral edges of the settlement provide strong visual and spatial buffering between the historic core and the Site. While the wider agricultural landscape contributes contextually to the understanding of the village’s rural origins, the Proposed Development occupies only a small parcel within an extensive agricultural hinterland. Urban expansion already exists within the near setting, and the village has the capacity to accommodate such contextual change without erosion of its core character. The individual settings of the listed buildings are focused on the village green and the surrounding semi-urban environment. Their orientation, visual relationships, and the way they are experienced would remain unchanged. The proposals would therefore result in no harm to the significance of Hook Green Conservation Area or to the listed buildings within it.

2. Norwood Lane

- Norwood Farmhouse (Grade: II, List UID: 1039912)
- 6.6 While there remains some open land to the north which retains a degree of rural character, Norwood Farmhouse now fronts onto a suburban road and is surrounded by later 20th-century detached and semi-detached dwellings. As a result, the primary experience of the asset is now defined by this suburban residential context, rather than by its former agricultural setting. Views towards the farmhouse from the surrounding area are very limited, owing to the enclosed garden boundaries, lack of public access, and local topography. The asset’s wider

setting has been subject to substantial change through the demolition of the former varnish factory to the north and the subsequent development of suburban housing. Consequently, Norwood Farmhouse is now experienced as part of a suburban streetscape, with only residual traces of its historic rural origins perceptible in its immediate form and orientation.

6.7 The immediate setting since its conversion to residential use is now largely confined to its domestic garden and street frontage, which defines its current character and primary visual experience. Mature boundary planting, garden structures, and surrounding suburban development have substantially enclosed the property, creating a private, inward-looking environment rather than one that appears agriculturally functional. Views of the asset and the Site conjunctively are extremely limited, and would be confined to occasional filtered or incidental glimpses, and within the context of the surrounding suburban streetscape.

6.8 The Proposed Development give spatial separation to farmhouse, with areas of development concentrated away from the immediate area surrounding the farmhouse. Landscaping will provide further visual and physical separation by providing intervening vegetation and open space aligned to historic field boundaries, and landform. Consequently, the Proposed Development would only provide a minor change the way in which the farmhouse is experienced as there is a increased sense in urbanisation.

6.9 Historic mapping indicates that only a narrow strip of land to the north, identified on the Tithe Map as plot 1100, was ever functionally associated with Norwood Farm. This land was tenanted under the wider Camer Estate rather than forming part of the farmhouse’s owned curtilage. The historic connection between the asset and the Site is therefore diminutive and contextual, reflecting the general pattern of dispersed agricultural landholdings in the 19th century rather than a direct operational or visual dependency.

6.10 Since that period, the character of the surrounding area has changed markedly. The land formerly farmed by Norwood Farmhouse to the south and west has been redeveloped for housing, and the agricultural function of the property has ceased entirely. Its current heritage interest is therefore derived primarily

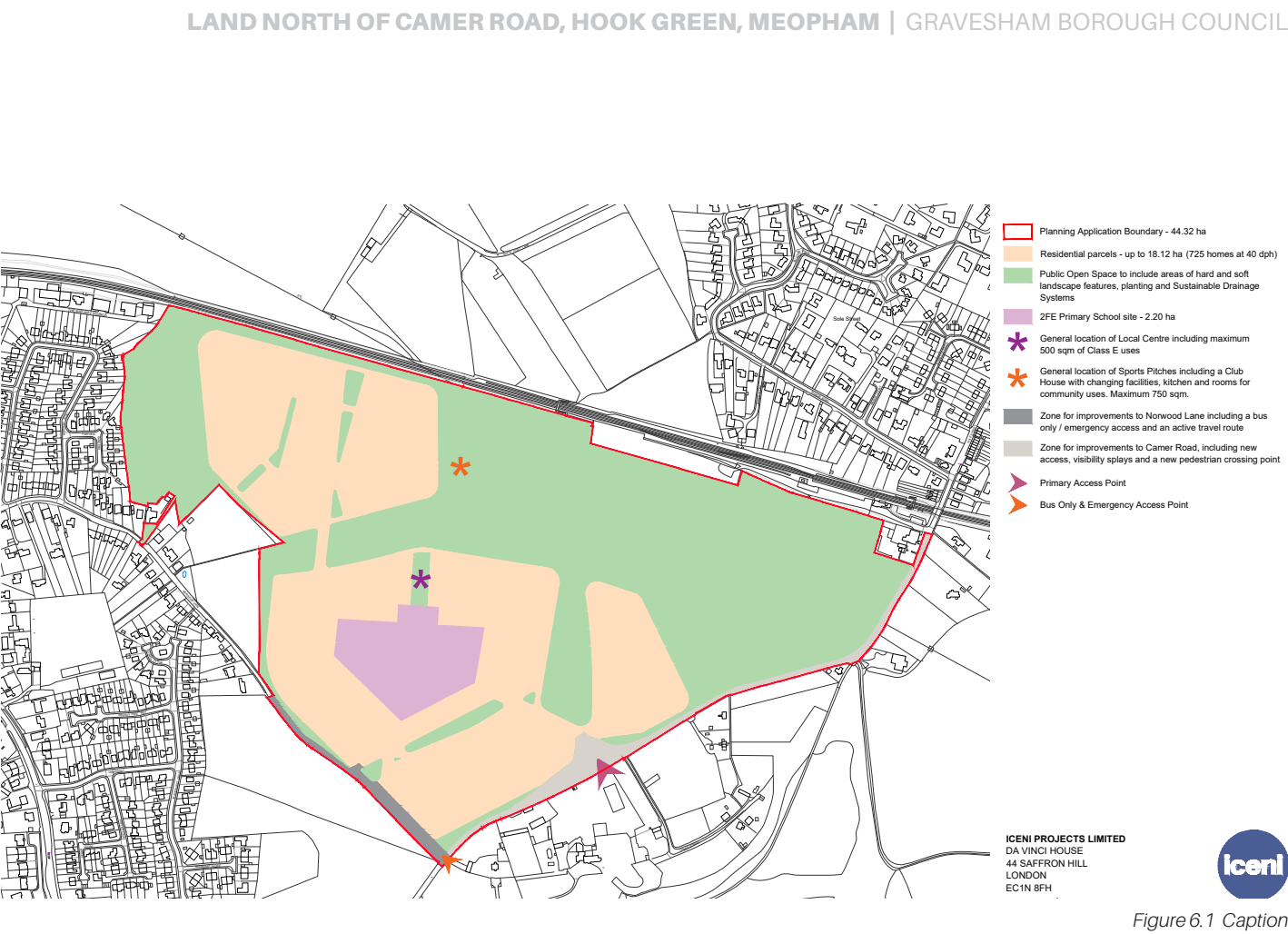


Figure 6.2 Caption

- from its architectural form, materials, and its role as an illustrative example of Meopham’s agricultural history, rather than from its surviving landscape context.
- 6.11 The proposed scheme incorporates embedded landscape mitigation, including retained boundary vegetation and additional planting along the Site’s northern edge. These measures will create a robust visual and spatial buffer between the development and Norwood Farmhouse, preserving the perception of separation and sustaining the farmhouse’s semi-rural setting. While there may be a very minor degree of erosion of the wider rural backdrop, this change would be negligible in scale and would not materially affect the asset’s significance or the legibility of its historic agricultural origins.
- 6.12 Given the loss of direct historic association, the altered character of the wider landscape, and the asset’s high tolerance for change within its setting, the Proposed Development is assessed to result in no harm to the heritage significance of Norwood Farmhouse. The building would continue to be experienced much as it is at present, as a private dwelling within a suburbanised context, with its architectural and historic value fully preserved.

3. Sole Street Group

- Bower Cottage (Grade: II, List UID: 1096313)
 - Sole Street House (Grade: II, List UID: 1067728)
 - Yeomans House (Grade: II, List UID 1095063)
- 6.13 The Sole Street Group retains its historic character, with buildings clustered along the historic street and oriented towards it, forming the historic core of the settlement. Although the group originated as a small rural cluster, subsequent Victorian and 20th-century expansion has significantly altered its wider setting, introducing a more suburban character that now provides a degree of buffering from the surrounding open land. The railway, which remains a dominant physical and visual element, has further reshaped the settlement’s form and contributes to the spatial separation between the group and the wider landscape, including the Site.
- 6.14 The Proposed Development is not directly visually connected to this cluster, and any views would be limited to occasional, incidental glimpses through vegetation or across intervening land in the areas surroundings these assets, not within any

direct views. The principal relationship of these listed buildings remains with the street frontage and immediate village context, which would be entirely unaffected. While the surrounding agricultural landscape contributes contextually to the understanding of Sole Street’s rural origins, the Site represents only a small and peripheral part of this wider setting. Accordingly, the Proposed Development would not alter how the High Street or these buildings are experienced, and there would be no harm to their architectural or historic significance.

4. Camer Group

- 9 and 10 Camer Street (Grade: II, List UID: 1096345)
 - Camer House (Grade: II, List UID: 1052357)
 - Bailiff’s House (Grade: II, List UID: 1052333)
 - Building approx. 30m west of Camer House (Grade: II, List UID: 1350234)
 - Somers (Grade: II, List UID: 1350235)
 - Camer Green Cottage (Grade: II, List UID: 1372283)
 - 5 and 6 Camer Street (Grade: II, List UID: 1096344)
- 6.15 The listed buildings within the Camer Group are situated within a cohesive historic estate focused around Camer House, which occupies slightly higher topography and is surrounded by mature parkland and structural planting. This landscape was consciously designed to provide visual enclosure and screening from the agricultural land to the north. The Proposed Development would be located beyond this buffer, within a wider rural landscape now largely detached from the Camer Estate following the sale and subdivision of land holdings in the 20th century.
- 6.16 While the Bailiff’s House, located at the northern edge of the group, would experience the greatest degree of change, its setting is already defined by later residential buildings and modern development, which serve to buffer northern views toward the Site and provide screening adding to the sense of private enclosure throughout the group. The remaining assets within the Camer Group are inward-looking, enclosed by mature trees and private estate boundaries, with limited intervisibility with the wider agricultural landscape north.
- 6.17 The Proposed Development would be perceptible

only in distant or filtered views from the outer estate boundaries, where it would appear as a minor extension within an already mixed rural-urban fringe. The principal experience and appreciation of Camer House and its associated buildings is from within the estate and nearby to Camer House, which is heavily screened and would remain intact. Consequently, while the setting would undergo some limited contextual change, this would not result in harm to the heritage significance of any assets within the Camer Group.

Section 7

Conclusion.

Summary

- 7.1 This Heritage Assessment has been prepared on behalf of The McManus Family to accompany an Outline Planning Application for the proposed development at Land north of Camer Road, Hook Green, Meopham. The assessment has identified all designated heritage assets within a 500m radius of the Site boundary, including the Hook Green Conservation Area and associated listed buildings, as well as further listed buildings potentially affected through changes to their setting.
- 7.2 The scope of the assessment is considered proportionate to the nature and scale of the proposals and to the potential for effects on the significance of these heritage assets, insofar as that significance is derived from their setting. Listed buildings within the Hook Green Conservation Area have been assessed collectively, and it is concluded that the Proposed Development would preserve the special architectural and historic interest of both the Conservation Area and the listed buildings.
- 7.3 The Outline Scheme responds appropriately to its context between Hook Green and Sole Street, preserving the spatial separation between these two distinct settlements while providing a managed and gradual transition between the rural and developed edges. Although the development would introduce a modest degree of change to the wider setting, including a limited perception of increased urbanisation, this would not result in harm to the significance of any heritage assets.
- 7.4 The historic relationship between the Site and nearby assets, including Norwood Farmhouse, is minimal and primarily contextual, reflecting the area's historic agricultural character rather than a functional or designed connection. The Proposed Development incorporates embedded landscape mitigation which will provide effective visual buffering and ensure that any effects are reduced to a negligible level, and potentially eliminated at detailed design stage.
- 7.5 Camer Street, is largely self-contained within its historic estate and principal gardens. The group's significance is derived primarily from the architectural and historic interest of the buildings themselves and their internal spatial relationships. The Proposed Development would be located outside this estate, separated by mature vegetation, hedgerows, and topography, with only limited intervisibility from

- the peripheral buildings. The historic connection between the Site and the Camer estate has been largely severed by previous land sales, and the estate was designed with landscape buffering to the north to maintain its seclusion. Consequently, while there may be minor perceptible change at the edges of the estate, the principal experience and appreciation of the Camer Group would remain intact, and no harm to its heritage significance is anticipated.
- 7.6 Overall, the proposals would preserve the ability to appreciate the heritage significance of the Conservation Area and listed buildings within their current settings, maintaining their key architectural, historic, and contextual attributes. The development would therefore result in no harm to the historic environment, in accordance with the requirements of the National Planning Policy Framework (NPPF).

Policy Compliance

- 7.7 The Proposed Development will not result in harm to the identified heritage assets. As such, the proposals are considered to be compliant with the following key policies:
- 7.8 Gravesham Local Plan Core Strategy (2014) – Policy CS20: Heritage and the Historic Environment
Policy CS20 prioritises the preservation, protection, and enhancement of heritage assets as a central element of the Borough's regeneration and sense of place. The Proposed Development has been designed to preserve the significance of the nearby heritage assets, including the Hook Green Conservation Area and listed buildings at Sole Street, Camer, and Norwood Lane. Impacts on their settings have been carefully assessed, with landscape buffers and site positioning ensuring that the development does not diminish the architectural or historic interest of these assets. Consequently, the proposals fulfil the policy objectives to maintain the integrity, legibility, and character of the Borough's heritage assets.
- 7.9 Gravesham Local Plan First Review (1994) Policy TC3 requires development within or affecting conservation areas to be carefully judged for its impact and to make a positive contribution to the conservation area where possible. The assessment demonstrates that the Proposed Development would preserve the significance and experience of

- the Hook Green Conservation Area, maintaining the linear pattern around the village green, the spatial separation between settlements, and the visual coherence of the historic core.
- 7.10 National Planning Policy Framework (NPPF, 2025) Paragraph 139: The proposals have been designed to reflect local character and design policies, ensuring that new development respects the heritage context.
- 7.11 Paragraph 207: The assessment identifies the significance of, and the potential impacts on, heritage assets within a 500m radius of the Site. It concludes that the Proposed Development would not result in harm to any designated assets, with embedded mitigation measures maintaining the legibility and appreciation of their settings. There would be no harmful effects and therefore the policy tests outlined in Paragraphs 212-215 are therefore not triggered.

Conclusion

- 7.12 In summary, the Proposed Development meets the policy tests outlined in the NPPF (2025), Gravesham Local Plan Core Strategy (2014, Policy CS20), and Saved Policy TC3 of the Gravesham Local Plan First Review (1994). The proposals preserve the special interest, architectural and historic significance, and setting of the affected heritage assets, ensuring compliance with statutory and local planning requirements, including the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1

Methodology.

Heritage Assessment

This report provides an assessment of the significance of identified heritage assets and the potential effects of the proposed development. It has been informed by:

- Relevant legislation, and national and local planning policy (see Section 2); and
- Best practice guidance set out in:
 - Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/CiFA, 2021)
 - Conservation Principles, Policies and Guidance (Historic England, 2008)
 - Good Practice Advice in Planning Notes (Historic England, various).

Under the requirements of the above policy and guidance, the process of heritage impact assessments can be summarised as involving three parts:

- Understanding the cultural significance of identified designated and non-designated heritage assets and their setting;
- Understanding the nature and extent of potential effects on significance and settings of identified heritage assets; and
- Making a judgement on the impact that the Proposed Development may have on significance and setting.

There are two ways in which the Proposed Development can affect heritage assets:

- by physical changes to the fabric, use and visual appearance of designated or non-non-designated heritage assets (known as direct effects); and
- by changes to the setting of designated or non-designated heritage assets in the vicinity (known as indirect effects).

Understanding Significance

Heritage assets are defined in Annex 2 of the NPPF as: ‘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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

The setting of a heritage asset is defined as: ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, Annex 2).

Non-Designated Heritage Assets (‘NDHAs’) are defined as buildings, structures and places which have a degree of heritage significance but do not meet the criteria for designation: ‘Only a minority [of buildings] have enough heritage significance to merit identification as non-designated heritage assets’ (PPG paragraph 039).

NPPF paragraph 207 requires the significance of any heritage asset that may be affected by the Proposed Development to be described in a proportionate manner. The methodology used here for understanding the significance draws from the approach set out in Historic England’s Conservation Principles and NPPF Annex 2 by defining heritage interests. As defined in the PPG (Historic Environment, para 06), the heritage interest may be:

- Archaeological;
- Architectural and artistic; and/or
- Historic.

It is important to note that understanding significance is primarily a descriptive exercise. However, guidance by IEMA, IHBC and CiFA identifies that ‘importance’ can be defined and scaled as ‘high’, ‘medium’ or ‘low’ or any other simple scale that offers a form of gradation. This is done in broad terms, as per Table H1. The ability to scale assets, including differentiating those of ‘highest significance’ is also established in the NPPF (i.e. para.213).

As identified in NPPF paragraphs 207 and 208, significance can also derive from the setting of a heritage asset. HE’s GPA3 guidance gives general advice on understanding setting and how it may contribute to significance. This assessment follows the staged approach set out in GPA3 guidance to identifying the level of contribution that setting makes to the significance of heritage assets.

Assessing Effects

Legislative and policy requirements for the assessment of effects on heritage assets require the assessor to establish whether the value is preserved, better revealed/enhanced or harmed as a result of the Proposed Development.

Beneficial effects occur when the Proposed Development would enhance the value or contribution of the setting to value of heritage assets.

Should harm arise to the significance or contribution of setting to significance of designated heritage assets, there is a requirement in NPPF paras.212-215 to determine whether the level of harm amounts to ‘substantial harm’ or ‘less than substantial harm’. Any harmful impact to the significance of a designated heritage asset should require a clear and convincing justification and be weighed against the public benefits of the Proposed Development. Great weight should be given to asset’s conservation, the greater the harm, the greater the benefits that will be needed to justify approval.

For any harm to NDHAs, NPPF paragraph 216 requires balanced judgement with regard to scale of harm or loss and significance.

As established in Bramshill (2021) and Whitechapel Bell Foundry (2021) , when assessing effects, it is possible to undertake an internal heritage balancing exercise where relevant heritage harms and heritage benefits can be balanced to come to a ‘net’ position.

Significance	Designation of Receptor
Very High	Site acknowledged of international importance World Heritage Site
High	Grade I or Grade II* Listed Asset Scheduled Monument
Medium	Grade II Listed Asset Conservation Area
Low	NDHAs of higher local importance (including local listing) Designated Heritage Assets compromised by poor preservation
Very Low	NDHAs of lower local importance or compromised by poor preservation.

Table H1: Heritage Significance



Delivery | Design | Engagement | Heritage | Impact Management | Planning
Sustainable Development | Townscape | Transport

Edinburgh : 11 Alva Street | Edinburgh | EH2 4PH

Glasgow : 177 West George Street | Glasgow | G2 2LB

London : Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

Manchester : This is The Space | 68 Quay Street | Manchester | M3 3EJ

Birmingham : The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

www.iceniprojects.com |  [iceni-projects](#) |  [iceniprojects](#) |  [iceniprojects](#)