

South Street Conservation Area

Character Appraisal
and Management Strategy

Adoption Version
June 2019

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FOREWORD

Historic buildings and place add to the quality of people’s lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.

Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst to sustainable, sensitive regeneration and development, and to creating places where people want to live, work and make the most of their leisure time. To that end, and after public consultation, we have reviewed and redesignated South Street Conservation Area.

After taking into account the responses received during public consultation, the Borough Council has formally adopted this Character Appraisal that explains what makes the area special and justifies its designation as a conservation area. We have also adopted the Management Strategy as a mechanism to encourage positive change.



*Councillor Mike Baldock
Deputy Leader of the Council
Cabinet Member for Planning
Heritage Champion for Swale Borough Council*

ADOPTION STATEMENT

Following public consultation in February 2017, the Borough Council’s Planning Committee considered the representations that were made in relation to the Boughton Parish Conservation Areas review at its meeting of the 27th June, 2019.

The officer recommendation that the South Street Conservation Area Character Appraisal and Management Strategy be adopted (without change) was approved for development management purposes at the Planning Committee Meeting of the 27th June, 2019, and this document is now formally adopted for use following the conclusion of the necessary 21 day notification period in the London Gazette and a local newspaper, and to Historic England and the Secretary of State for the Department for Digital, Culture, Media & Sport, from the 4th May, 2020.



1.0 INTRODUCTION

1.1 South Street Conservation Area

South Street Conservation Area was originally designated on 6 May 1975. The boundary of the Conservation Area has not been amended since its original designation and the local planning authority has not previously prepared a Conservation Area character appraisal for the Conservation Area.

There are two other Conservation Areas in the civil parish of Boughton, one at Boughton Street and one at Boughton Church.

1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (s. 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

It is the responsibility of individual local planning authorities to designate and review Conservation Areas using local criteria to determine and assess their special qualities and local distinctiveness.

Conservation Area status provides extra protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local planning authorities have extra control over householder development.
- Special provision is made to protect trees.
- When assessing planning applications, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and its setting.
- Policies in the Local Development Plan positively encourage development that preserves or enhances the character or appearance of Conservation Areas (see section 4).

The aim of Conservation Area designation is to protect historic places and to assist in positively managing change, so that their significance is safeguarded and sustained. Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style or landscaping. In accordance with the four types of heritage values set out in the core Historic England guidance document (*Conservation Principles: Policies & Guidance*), communal values – which are those derived from the meaning of a place for people who relate to it, or for whom it figures in their collective experience or memory – will be of particular relevance to this Conservation Area given the linkages between place names and remnants of bygone uses in the wider context of historical growth and development. Above all however, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.

1.3 The Purpose and Status of this Character Appraisal

The purpose of this Conservation Area Character Appraisal is:

- To identify the significance of the heritage asset – i.e. the value that the Conservation Area has to this and future generations because of its heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in the preservation and enhancement of the area.
- To provide a framework for planning decisions, to guide positive change and regeneration.
- To provide the necessary background to, and framework for a review of the Conservation Area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features that detract from the character or appearance of the Conservation Area that offer potential for enhancement or improvement through positive management.

A Conservation Area Character Appraisal is a written record and assessment of the special architectural or historic interest which gives rise to the character and appearance of a place. The appraisal is a factual and objective analysis, which seeks to identify the distinctiveness of a place by defining the attributes that contribute to its special character. It should be noted, however, that the appraisal cannot be all-inclusive, and that the omission of any particular building, feature or space should not be taken to imply that it is not of interest.

In some cases, significance may only be fully identified at such time as a feature or a building is subject to the rigorous assessment that an individual planning application necessitates.

Additionally, an appraisal can include management proposals to ensure the preservation or enhancement of an area by means of policies, action points, design guidance and site-specific design statements where appropriate.

An appraisal serves as a basis for both the formulation and evaluation of Development Plan policies, as a material consideration in the making of development management decisions by the local planning authority, and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individuals in design choices.

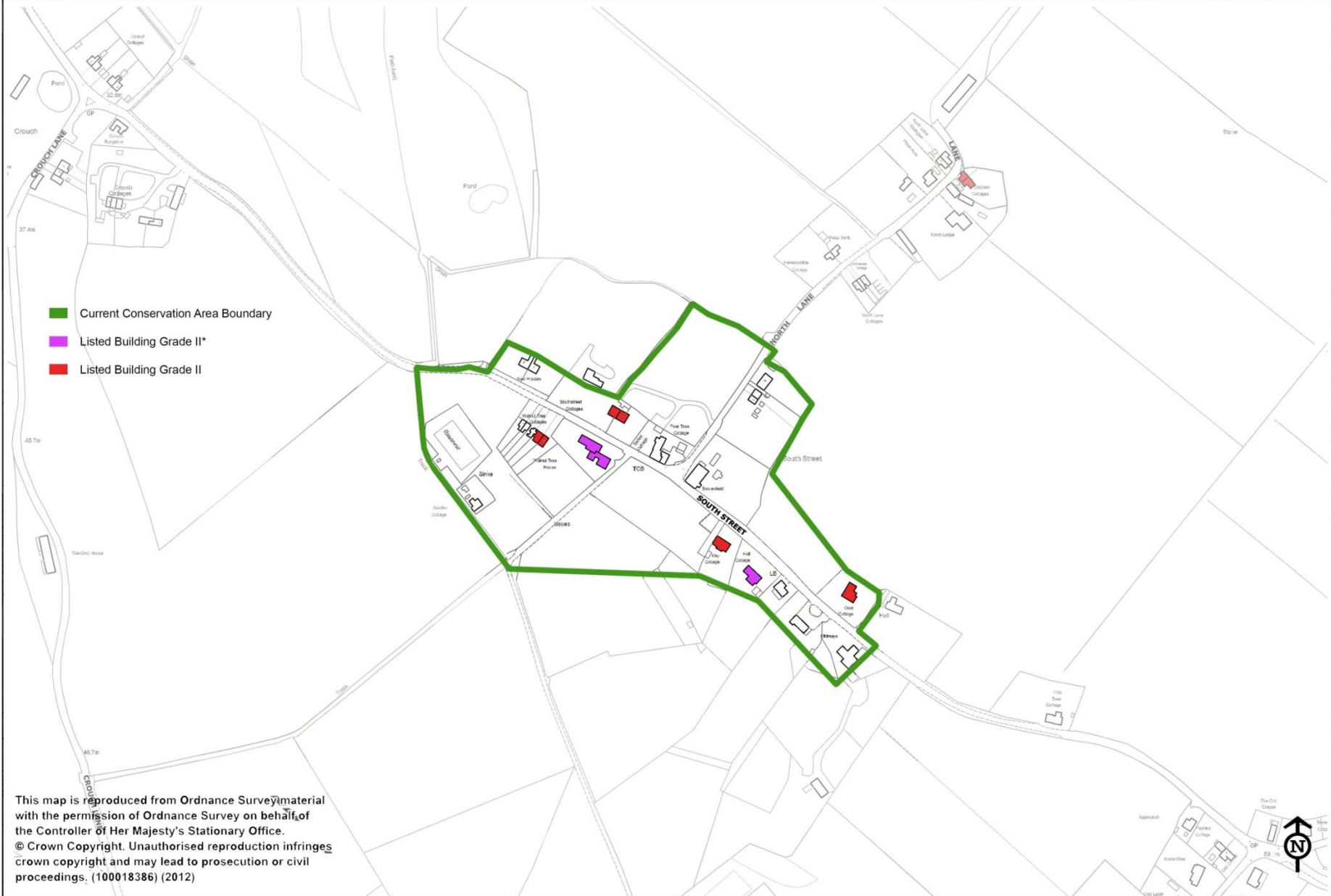
This Character Appraisal is supplementary to the Swale Borough Local Plan and the emerging Boughton and Dunkirk Neighbourhood Plan. It has been prepared in the context of the relevant national legislation and national and local planning policy and guidance provided by central government, Historic England and the Borough Council itself, all of which are set out in Chapter 4 of this document, concerning the matter of Conservation Area management (see page 19).

In light of the way that the production of Conservation Area Character Appraisal & Management Strategy documents (such as this one) are developed and prepared in the above stated context and are also subject to public scrutiny via a statutory public consultation period of a minimum of 21 days, following formal adoption by the local planning authority, they then have sufficient weight or gravitas to form a significant material consideration in the development management process.

MAP 1 South Street Conservation Area As Designated 6 May 1975 with Designated Heritage Assets

(Not to Scale)

MAP NO. SSCA 01



2.0 SOUTH STREET CONSERVATION AREA

2.1 Summary of Significance

The significance and special interest of South Street Conservation Area can be summarised as follows:

- A small isolated farming settlement historically centred on a cluster of medieval and 16th century timber-framed farmhouses.
- The eclectic mix of traditional building styles, forms and building materials.
- The strong historic and visual link between the settlement and the surrounding landscape.
- The contribution which mature trees make.
- The grassy verges raised grassy banks and hedgerows which line the roads.



2.2 Historical Development

South Street is the name of the rural lane that runs between Brenley and Oversland as well as referring to the small settlement located around the junction of South Street and North Lane. South Street (the road) runs roughly parallel to Boughton Street, a mile to the north, and the railway line, one quarter of a mile to the south. It forms part of the civil parish of Boughton-Under-Blean which is located midway between Faversham to the west and Canterbury to the East, in the county of Kent. The Conservation Area is separated from the village of Boughton by the A2 dual carriageway and by agricultural land.

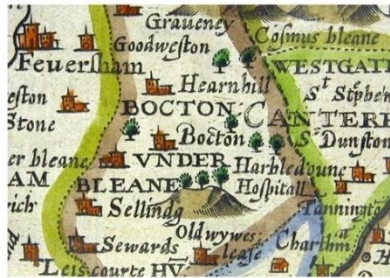
The Domesday Book (1086) makes no specific reference to South Street but does record 62 households in Boughton-under-Blean in the hundred of Boughton (which compares to 75 in Faversham, 23 in Graveney and 30 in Selling).

By the late-medieval period there was certainly a cluster of farmhouses at South Street, a clear indication that the land was productive and in use for agricultural purposes.

Expansion of the hamlet in the post-medieval period was sporadic and included houses built in every century from the 16th to the 20th. Until the mid-20th century most of the inhabitants would almost certainly have been employed on the land.

All the buildings within South Street were built as houses with the exception of two oast houses and the former King's Arms public house. The settlement was too small to sustain a church of any denomination.

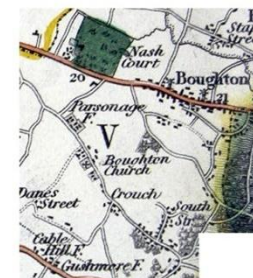




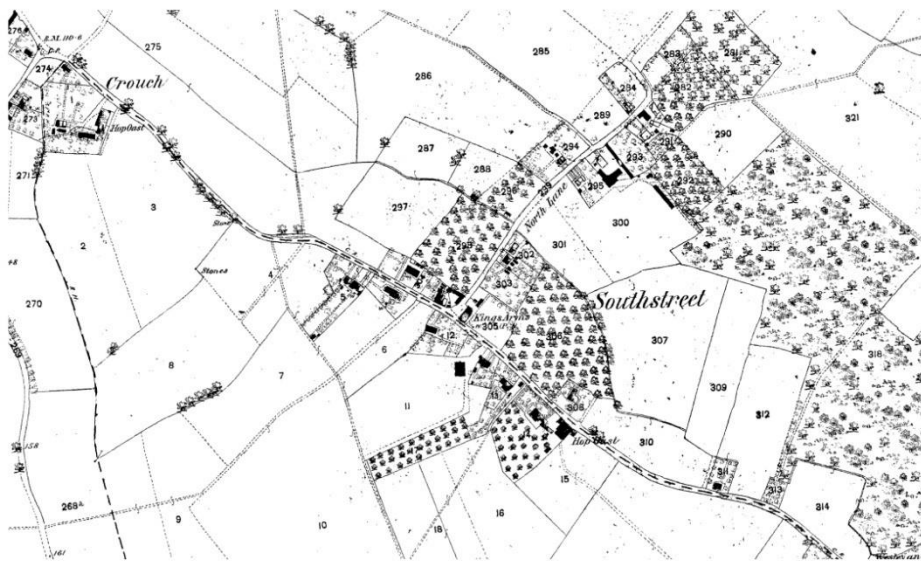
Saxton Map 1575 for Boughton under Bleane



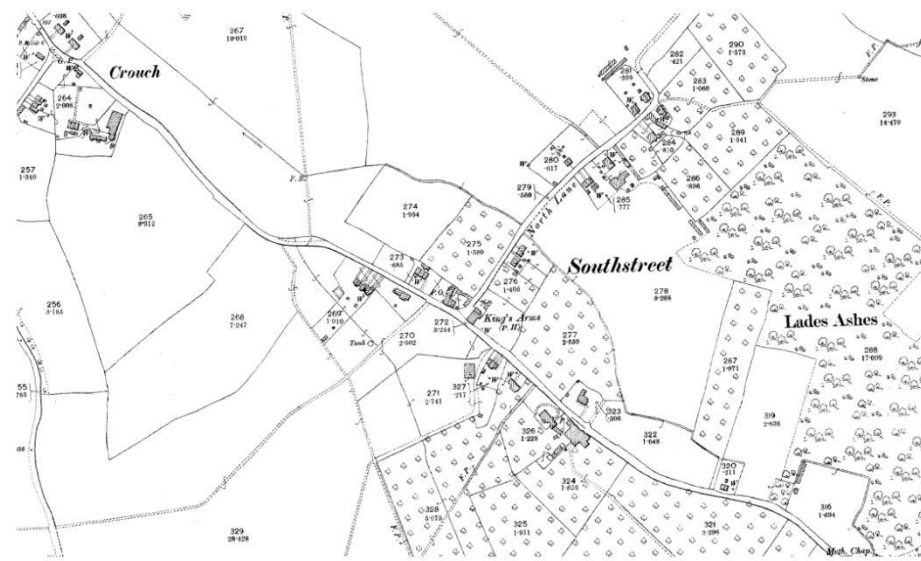
Andrews, Dury and Herbert Map 1769 for Boughton under Bleane



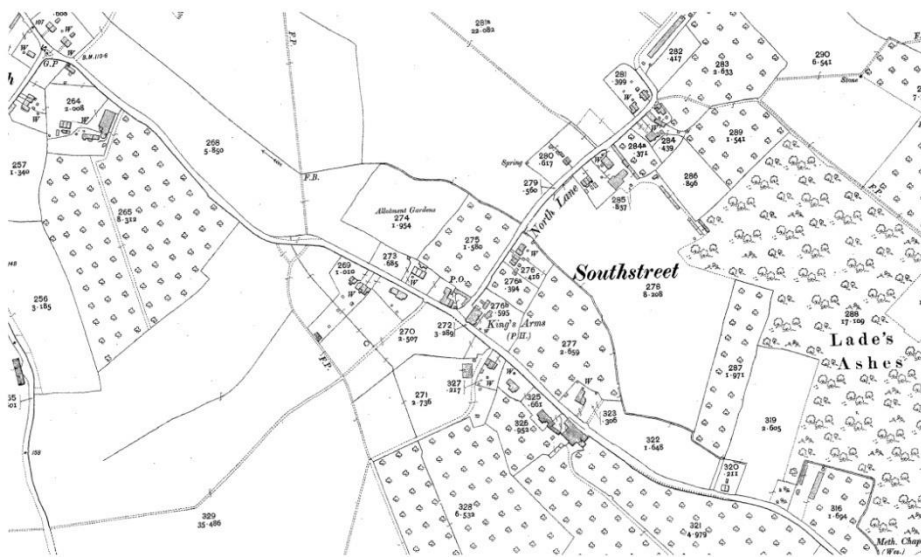
Greenwood Map 1821 for Boughton under Bleane



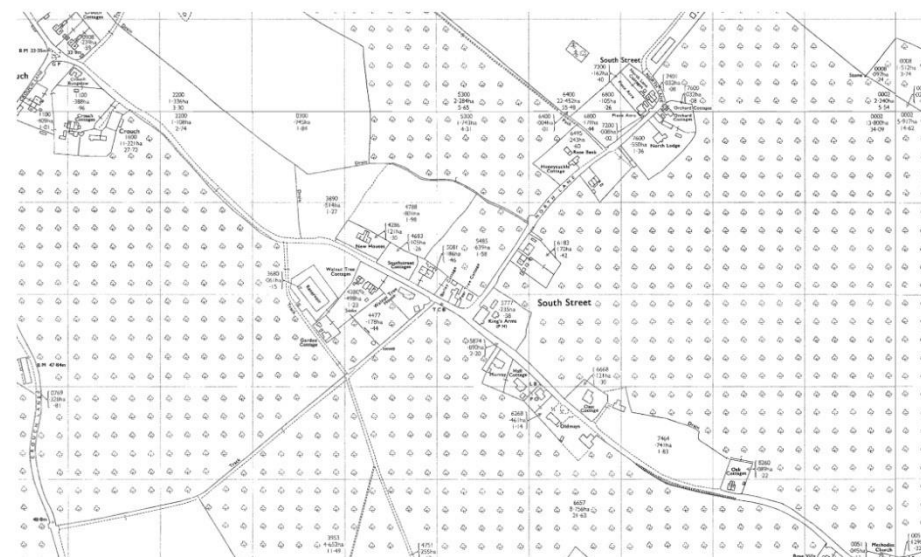
1864 - 1895



1896 - 1897



1907 - 1908



1957 - 1986



2017
aerial view of South Street (Boughton Parish) Conservation Area

2.3 Topography, Geology and Landscape Setting

The landscape that surrounds South Street Conservation Area has the character of gently undulating chalk down land. It makes a valuable contribution to its setting and is visible from various locations within the settlement.

The land is used for arable and fruit farming with the occasional hop garden. Fields are separated by shelterbelts but native trees, copses and woodlands are also a notable feature of the landscape. The wooded slopes of Winterbourne Hill rise to the east and are visible from some locations within the conservation area. The golf course, on land to the north, despite bordering the Conservation Area is largely hidden from view from within it. Land levels rise to the north, south and east of the Conservation Area that is about 40m above sea level at its lowest point.

Natural England, with assistance from Historic England, has mapped and described the landscape character of England that has been divided into 159 National Character Areas. The Character of England-Landscape, Wildlife and Cultural Features Map (updated 2005) identifies the landscape around South Street as falling within the North Kent Plain, a gently undulating landscape with fertile loamy soils supporting productive mixed agriculture and fruit growing. Kent County Council has further refined and subdivided the character areas within the county as part of The Landscape Assessment of Kent (published 2004).

Further valuable landscape character assessment work has been undertaken at the local level by the Borough Council and the Boughton & Dunkirk Neighbourhood Plan Team, resulting in the publication of the following documents:

- Swale Landscape Character and Biodiversity Appraisal (2011)
- Boughton & Dunkirk Neighbourhood Plan Landscape Character Areas (2015)



View east from North Lane towards Winterbourne Hill

3.0 CHARACTER APPRAISAL

3.1 Key Characteristics

Key Positive Characteristics:

- The mix of building styles exhibiting buildings from the last six centuries.
- The use of vernacular materials: brick, timber frame, weatherboarding, Kent peg tile and flint.
- The character of the gently winding rural lane with its grassy verges and hedgerows.
- Garden boundaries often defined by brick walls, hedges or picket fences.
- The abundance of mature trees both inside and outside the Conservation Area.
- The strong relationship between the Conservation Area and the landscape, experienced through views and vistas. Rural tranquillity is important to the character of the area.
- The relationship between historic farmhouses and their farmland is significant.
- The survival of traditional roadside features such as the telephone box and post box.

Key Negative Characteristics:

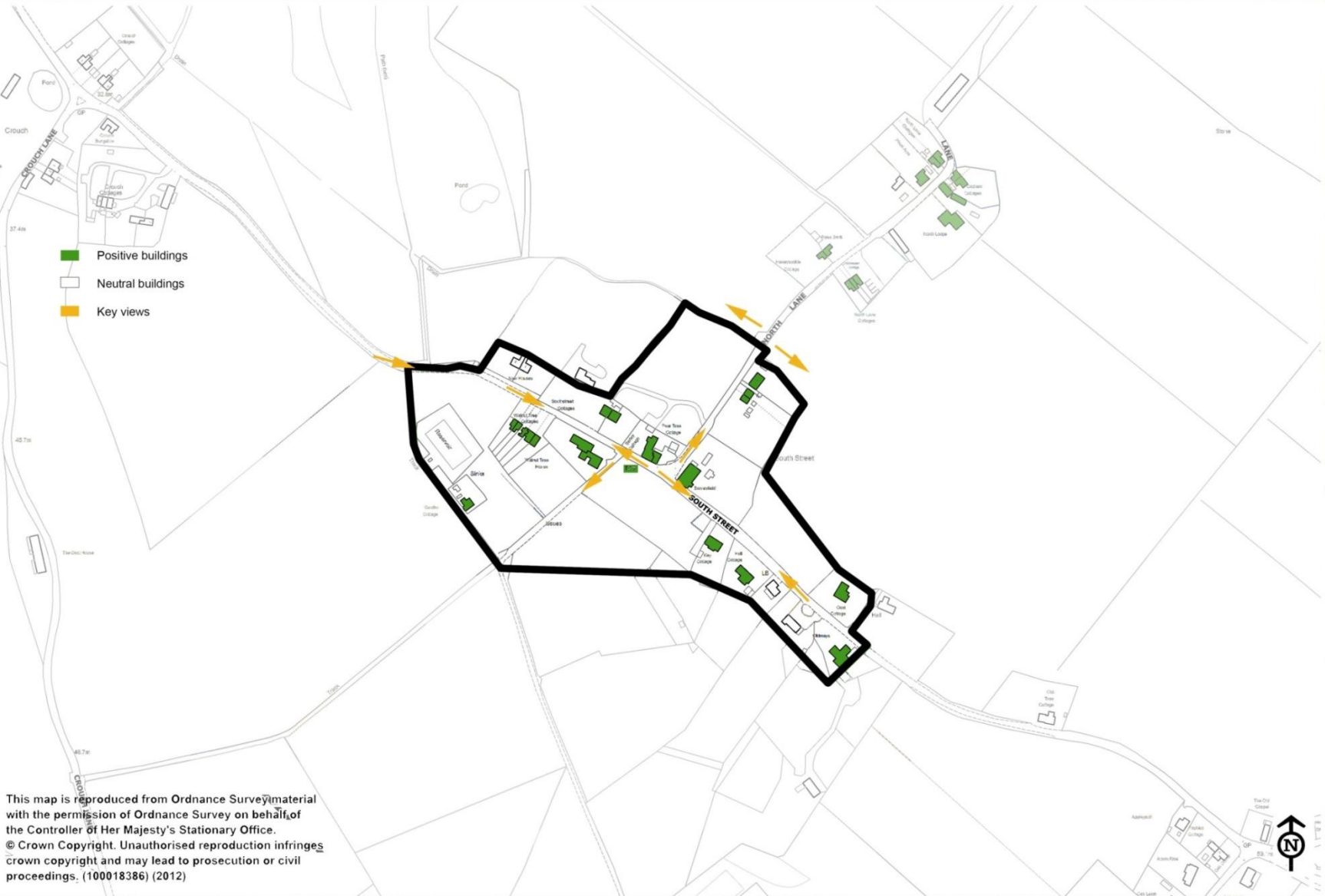
- The occasional use of non-indigenous building materials such as uPVC windows or concrete roof tiles.
- Overhead cables



MAP 2 South Street Conservation Area As Designated 6 May 1975 Character Assessment Map

(Not to Scale)

MAP NO. SSCA 02



The most distinctive feature of South Street Conservation Area is the number of significant timber-framed houses found in such close proximity. Walnut Tree Cottages (1), Walnut Tree House (2), Key Cottage (3), Hall Cottage (4) and Oast Cottage (5) are all fine examples of the Kentish timber-framed tradition. It is rare to find so many well preserved examples in such a small settlement.

3



South Street House (6), sadly hidden from view behind a tall hedge, was also a substantial 16th century timber-framed house but its elevations were replaced in brick during the 18th century.



6

No. 3 North Lane (Waldens Cottage) (7) also dates from the 18th century.



The 19th century saw the addition of the pair of artisans' cottages at 1 and 2 Yew Tree Cottages (8) with their refreshingly simple front gardens and paths. Bailey and Pear Tree Cottages (9) on one side of the junction with North Lane, also date from the 19th century. On the other side of the junction is Barnes field House (10) that was built as the King's Arms public house towards the end of the century. Its polished granite colonettes and carved stone detailing and deep eaves detail are unexpected features in this rural context. Other 19th century buildings include Garden Cottage (11), South Street Oast and Holly Cottage (12), which was originally three small cottages.



11

12

There are just three houses from the 20th century: New Houses, The Old Post Office and Nos. 1 and 2, New Houses.

It is the loose juxtaposition of buildings of differing ages and architectural styles, combined with the strong visual presence of the rural landscape, which makes South Street distinct. It is the rural lanes (South Street and North Lane) that make the connection between the loose-knit houses of the settlement. The slight curve of the lanes reveals changing vistas and it is from here that most people experience and appreciate their surroundings. The feeling of rural tranquility is only seldom interrupted by a passing car or the sound of a train on the Faversham to Canterbury railway line.



The informal and sometimes ill-defined line of the road edge, and the softening of lines caused by grassy verges and overhanging trees and vegetation, are special characteristics which should be preserved. Isolated structures such as the traditional post box and K6 telephone kiosk help to give identity and a sense of place to the Conservation Area.

Boundary treatment: Boundary walls, fences and indigenous hedges are a recurring and distinctive feature of South Street Conservation Area. Old brick boundary walls at Hall Cottage, Key Cottage and Walnut Tree House are particularly significant. They provide enclosure to the highway, differentiate between private and public realm and contribute to character.

Public Realm: The public realm in the Conservation Area is generally in sound condition. There is a welcome absence of highway signs and concrete kerbs that are totally appropriate and reinforces that South Street is a rural settlement. There are some overhead supply cables but many of the poles are concealed by trees so their visual impact in the main, is not too great.



Trees: Trees are ever present within South Street Conservation Area. They frame views, terminate vistas and generally contribute to the quality and character of the environment.

3.3 Building Materials

The distinct character of South Street Conservation Area owes much to the variety of architectural styles, materials and details displayed in its buildings. Building materials were used to express architectural aspirations as well as changing fashions. Until the transport revolution of the mid-19th century, virtually all building materials were locally sourced and manufactured so they are a true expression of the locality and its natural resources.

The earlier domestic buildings in South Street were timber framed. As oak for building became harder to source, brick became universally fashionable during the 17th century and the Georgian period. It was used to over-clad, extend or replace the elevations of timber-framed buildings such as South Street House and Hall Cottage. Thatch may once have existed on houses and farm buildings but is no longer a feature in the Conservation Area. Kent peg tile are now the predominant roofing material, but tiles gave way to slate during the Victorian period, particularly once the railway came to nearby Faversham in 1848. 1 and 2 Walnut Tree Cottages and Holly Cottage have slate roofs. Modern concrete roof tiles and uPVC windows are less sympathetic materials introduced during the mid to late 20th century.

The varied palette of materials used in the Conservation Area is an important aspect of its character.

Timber Frame: Oak-framed buildings are a particular feature of South Street Conservation Area. Hall Cottage, Key



Cottage and Walnut Tree House plus 3 to 5 Walnut Tree Cottages are particularly good examples that exhibit distinct Kentish features such as large square panels, prominent diagonal braces and jettied cross-wings. Oak would have been sourced locally, probably from the Blean Forest.

Stone: Building stone was not readily available in this part of Kent with the exception of flint which was the only naturally occurring building stone available within the parish. Flints appear in seams within the chalk bedrock and are either brought to the surface naturally by farming or uncovered as a by-product of lime quarrying which took place locally. Flints were either laid as field flints in lesser buildings or knapped (that is split and dressed with a hammer) in order to reveal the dark shiny inner surface.

Imported sandstone and polished pink granite are used in the architectural dressings of Barnesfield House.



Brick: Brick earth was readily available around Boughton and Faversham so not surprisingly, brickwork is a common building material for buildings within the Conservation Area. There is a wide variety in the size, bond, colour and character of the bricks, depending on their age, style or function. Earlier examples are irregular clamp-fired red bricks used in the 17th century. In subsequent centuries, the shape, size and coursing of brickwork became more regularised and uniform.

Weatherboarding: Weatherboarding describes lengths of boarding fixed horizontally to create a durable and economic facing that sheds water and so protects the building from the elements. Early examples of weatherboarding were often cut from elm or oak but most of the examples locally are of painted or tarred softwood. Boards were cut to a tapered profile and fixed, normally to timber-framed buildings, with the thicker section at the bottom and the thinner at the top. This style of feather-edged weatherboarding is not to be confused with shiplap boarding, commonly found on garden sheds. Weatherboarding was frequently used to clad barns, farm buildings and humble cottages. There are a couple of examples of weatherboarding within the Conservation Area.

Kent peg tiles: The name 'peg tile' refers to a plain clay tile suspended, loose, from the top edge of a tiling lath. Traditionally peg tiles were held in place by a small wooden peg or latterly an aluminium 'drop', wedged into, or passed through, one of the two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles, many in warm orange/red terracotta colours. Imperfections in the raw clay and the hand manufacturing process mean that no two tiles are identical. They are renowned for their warm and varied colours and the rich texture which cannot be replicated in modern machine-made products.

Until the 19th century, hand-made clay peg tiles were the preferred roof covering for buildings throughout Kent. Tiles continued to be handmade from local Wealden clays well into the 20th century and there are still a handful of manufacturers today. They are a characteristic roofing material of the southeast of England and dominate the roofscapes of many towns, villages and small settlements including South Street Conservation Area. Handmade Kent peg tile roofs are visually prominent within the Conservation Area because of the steep pitch of the roofs, at between 40 and 50 degrees.

Slate: Slate rarely appears on roofs before the turn of the 19th century. However, it became very widely used in the area after rail transport made it more easily accessible. Slate was imported, mainly from Wales, and gave rise to shallower roof pitches of between 30 and 35 degrees. Slate appears on a handful of buildings in the Conservation Area.



Steep peg tile roofs contrast with the shallower pitch of slate

4.0 CONSERVATION AREA MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic interest of an area with a view to putting in place a framework to sustain its character for this and future generations.

Conservation is not about preventing change; South Street Conservation Area is part of a living community and change is needed to sustain and meet its future needs. It is about positively managing change so that what we cherish today can be properly looked after and passed on to future generations in good condition.

Conservation Area designation brings with it certain statutory controls and restrictions which are described below. It also affords the opportunity for others such as the Parish Council, local amenity groups, Kent Highways, Kent County Council, individual householders and local businesses to take part in positively managing the area.

This strategy is intended to encourage active involvement in the future management of the Conservation Area.

4.1 Planning Policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires “local planning authorities from time to time to review the past and present functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and if they so determine, they shall designate those parts accordingly”.

The review of South Street Conservation Area is undertaken to fulfil this duty under the Act. Once designated, the local planning

authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in the exercise of all its planning functions.

Once designated there are also statutes and planning policies that apply to all Conservation Areas.

4.2 Current Statutes and National Planning Policies:

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
- National Planning Policy Framework, Feb 2019
- National Planning Policy Guidance, Nov 2019

4.3 Historic England Guidance

- Conservation Area Appraisal, Designation and Management (Advice Note 1, 2nd Ed.), Historic England 2019
- <https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk/>

4.4 The Development Plan

The Development Plan for the local area in question currently consists of the following:

- Bearing Fruits 2031: The Swale Borough Local Plan (adopted July 2017)
- The Kent Minerals and Waste Local Plan 2013-30

The emerging Boughton & Dunkirk Neighbourhood Plan will also form part of the Development Plan once it has been through an initial public consultation stage, and will be afforded significant weight in the event of it being formally adopted in the future. This Conservation Area document will form part of the evidence base for

the Neighbourhood Plan as well as functioning as standalone Supplementary Planning Guidance.

Bearing Fruits 2031: The Swale Borough Local Plan (adopted July 2017) attaches considerable weight to conserving Swale's historic environment. It includes the following core planning policy:

'Policy CP8: Conserving and enhancing the historic environment:

To support the Borough's heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;
2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM32 to 36;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;
5. Respond positively to the Conservation Area appraisals and management strategies prepared by the Council;
6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and

8. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.'

It also includes development management policies:

'Policy DM33: Development affecting a Conservation Area

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a Conservation Area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. Respond positively to its Conservation Area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.'

Other relevant policies in Bearing Fruits 2031 include:

- CP4: Requiring good design
- CP7: Conserving and enhancing the natural environment
- DM14: General development criteria
- DM16: Alterations and extensions
- DM32: Development involving listed buildings
- DM34: Scheduled monuments and archaeological sites

4.5 Adopted Supplementary Planning Guidance/Documents (Adopted SPG/SPD)

The following Planning Guidance has been adopted by Swale Borough Council supplementary to Bearing Fruits 2031: The Swale Borough Local Plan (adopted July 2017):

- Conservation Areas
- Listed Buildings – A Guide for Owners and Occupiers (SPG)
- The Conservation of Traditional Farm Buildings (SPG)
- The Design of Shopfronts, Signs and Advertisements (SPG)
- Designing an Extension – A Guide for Householders (SPG)
- The Erection of Stables and Keeping of Horses (SPG)
- The Conservation of Traditional Farm Buildings (SPG)
- Swale Landscape Character and Biodiversity Appraisal (SPD)

4.6 Buildings at Risk

There are presently no designated heritage assets within the Conservation Area on Historic England's Heritage at Risk Register or on the Swale Heritage at Risk Register. From time to time however, heritage assets in South Street Conservation Area may be added to the local and/or the national Heritage at Risk Registers if their significance is threatened by their condition. In such instances the Council will notify respective owners and where possible, work with them to investigate opportunities for external funding to support efforts to conserve heritage assets included on the respective registers.

4.7 Householder Alterations and Article 4 Directions

The Conservation Area Character Appraisal has identified some householder alterations that have involved the removal of historic features such as sash windows, doors, roof coverings and

demolition of chimneystacks. Such alterations have, and can continue to be harmful to character, this being particularly so when they affect a symmetrical pair, or a terrace, where the impact of ill-considered alterations can be more obvious.

Many minor householder alterations to unlisted buildings can be undertaken without the need for planning permission but the cumulative impact of ill-considered change to historic and/or traditional properties can have a harmful effect on the character and appearance of the Conservation Area. In light of the above, the Council may therefore, at some time in the future, consider the use of an Article 4 Direction in order to bring some householder alterations (which are currently classed as permitted development) under planning control to ensure that alterations are positively managed.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or roof coverings) and traditional boundary treatments will be encouraged by the Council and may be requested in relation to planning applications for extensions and/or alterations, where appropriate. Additionally, the Council will seek to ensure that householder alterations that require planning permission positively enhance the special character and appearance of the Conservation Area.

4.8 Public Realm/Street Management

The public realm makes a positive contribution to the character of South Street Conservation Area. However, in rural Conservation Areas, it is especially necessary to guard against standard highway 'improvements' which do not respect the special character of the Conservation Area. Fortunately South Street has escaped the excessive use of highway signs, highway kerbs, street lighting, overhead electrical and telecommunications cables and standardised street furniture.

Trees, green space, grassy embankments and road margins are all significant features of the Conservation Area. Positive management of highway trees and highway margins will be an important aspect of maintaining the special character of the Conservation Area.

Highway maintenance and improvements will be carried out in accordance with Kent County Council's High Works and Heritage Assets: The Kent Protocol for Highway Works in Relation to Designated Heritage Assets, second edition, 2011 which contains specific provision for works in Conservation Areas. Swale Borough Council and Kent County Council will seek to ensure that the public realm continues to be sensitively managed.

4.9 New Development Opportunities

Potential for new development within the South Street Conservation Area is likely to be nil, or at best, very limited. This is because the Swale Settlement Strategy as set out in Policy ST3 of Bearing Fruits 2031 (the adopted Local Plan) does not support the growth of small and/or loose knit hamlets in the countryside which have little or nothing in the way of community facilities, as any such growth would normally be non-sustainable in nature. However, if proposals for a development come forward, it will not be permitted unless supported by national planning policy and it can be demonstrated that it would contribute to protecting, and where appropriate, enhancing the intrinsic value, landscape setting, tranquillity and beauty of the countryside, its buildings and the vitality of the local rural community. Furthermore, the development proposal would need to demonstrate the conservation of any affected designated heritage assets and their settings.

4.10 Development of Enhancement Projects

Resource permitting, enhancement projects based around the weaknesses and opportunities for the Conservation Area highlighted in this document will be implemented through to completion following the development of any such project with key

development partners. Possible projects will be scoped by the Borough Council in liaison with Kent County Council, the Parish Council and the Boughton & Dunkirk Neighbourhood Plan Team, and if they have a realistic prospect of being delivered, will be subject to appropriate consultation before being commissioned.

4.11 Conservation Area Objectives

The Council will seek to ensure that the significance of South Street Conservation Area is sustained and enhanced through:

- The preservation and enhancement of the area's special character or appearance.
- The preservation or enhancement of the setting of the conservation area and other designated heritage assets.
- The safeguarding and better revealing the significance of any archaeology.
- Protection and enhancement of landmarks, views and vistas within and without the conservation area.
- Protection of the landscape around the Conservation Area and the important role this plays in providing it with an attractive and contextually appropriate rural setting.
- Safeguarding non-designated heritage assets that make a positive contribution to the significance of the area.
- Safeguarding significant spaces and trees.
- Promotion of high quality design in new development that responds positively to context and the distinct characteristics of the conservation area.
- Continued sensitive management of the public domain.

APPENDIX 1

Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list for South Street is compiled and published by the Secretary of State for Culture Media and Sport and is altered and amended from time to time. The list descriptions below are taken from the statutory list and were current in March 2016 but for more up to date information please visit the National Heritage List for England at www.historicengland.org.uk/listing/the-list. The omission of a building from this list should however not be taken to indicate that it is not listed.

Features which are not specifically mentioned in the list description are not exempt from statutory protection which extends to the building, to any object or structure fixed to the building and to any object or structure within the curtilage of the building pre-dating the 1st July 1948.

WALNUT TREE COTTAGES, 3-5, SOUTH STREET. Grade II Hall house now cottage row. C15 with later alterations. Timber framed and exposed with plaster and painted brick infill. Plain tiled roof. One storey and attic on plinth with end jetty to right on brackets. Two storey projecting central gable. Hipped roof with gablets, 3 gabled dormers and stacks to left and offset and projecting at end right. Two wooden casements, and 1 3-light wooden casement on each floor of central gabled bay. Two boarded doors to centre right, that to left with four centred arched head.

WALNUT TREE HOUSE, SOUTH STREET, Grade II* Walnut Tree House (Formerly listed as 27.8.52 Walnut Tree Cottage GV II* Eastern Block) Wealden hall house. C15. Timber framed and exposed with painted brick and plaster infill. Four framed bays. Plain tiled roof. Two storeys on plinth, with large panelled frame and tension braces, end left and right bays jettied, on dragon posts at left, brackets at right. Flying wall plate over centre bays carried on arched braces. Hipped roof with stacks at end left, centre left and end right. Four wooden casements of various sizes on first floor, 3 on ground floor, and 2 rib and stud doors in four centred arched surrounds to centre left. Cat slide outshot to left. Interior: crown post roof.

MURRAY HOUSE (now known as Key Cottage), SOUTH STREET, Grade II House. C16. Timber framed and exposed with plaster infill. Plain tiled roof. Lobby entry plan of 4 framed bays. Two storeys on plinth with continuous jetty on brackets and hipped roof with gablets. Large multiple stack at centre left and projecting stack at end right. Four leaded wooden casements on first floor with 1 blocked mullioned light to left, and 3 bay windows on ground floor (and projecting on right return). Boarded door in hipped glazed porch to centre left.

HALL COTTAGE, SOUTH STREET, Grade II*

House. C16. Timber framed and exposed with plaster infill. Plain tiled roof. Wealden hall house plan of 4 framed bays. Two storeys on plinth with jetties to left and, underbuilt, to right. Flying wall plate on arched braces: Hipped roof with stacks to centre left, to rear left, and to end right. Three mullioned windows on first floor, and 2 leaded lights on ground floor. Four light 2 tier hall window to centre right. Boarded door to centre left in four centred arched surround with enriched spandrels.

OAST COTTAGE, SOUTH STREET, Grade II

House C16. Timber framed and exposed with plaster infill, with plain tiled roof. L-shaped plan. Road-front: 1 storey and attic with underbuilt end jetty to left and hipped roof with 2 hipped dormers and stack at end right. Two wooden casements on ground floor and plank and stud door to right, with blocked arched doorway at end right. Rear wing: 2 storeys with continuous jetty and stack to rear.

SOUTH STREET HOUSE, SOUTH STREET, Grade II

House. C16 and clad C18. Timber framed and clad with painted brick with plain tiled roof. Lobby entry plan. Two storeys with corbelled brick eaves to hipped roof and stacks to end left and centre right. Four wooden casements on first floor, that to centre right of 1 light only. Three 3 light wooden casements on ground floor with gauged basket-arch heads, and boarded door to centre right with gauged round-headed surround.

THE MAYBOLT, NORTH LANE, Grade II

House. C16 to C18. Timber framed, part exposed with plaster infill and underbuilt with red brick, part tile hung. Plain tiled roof. Front: 2 storeys and attic, roof hipped to left, half-hipped to right with stacks to left and centre right. Three wooden casements on each floor. Rear (entrance) front: has shallow Jetty and gabled dormer and boarded door in projecting C20 two storey wing, with cat slide outshot right.

APPENDIX 2

Proposed and agreed amendments to South Street Conservation Area

As part of the review of South Street Conservation Area, consideration has been given to whether the current boundaries accurately reflect the area that is considered to have special architectural or historic interest.

The area covered by the existing conservation area boundary is considered to be appropriate in that it still possesses special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. However, there are two areas where extensions are proposed to the boundary of the conservation area. The two proposed extensions are shown on Map 3 No. SSCA 03 and are described below.



Proposed extension: Area 1

It is proposed to extend the boundary of the Conservation Area to the northwest to include the field on the north of the road that is farmed as a Cobnut Platt. Cob Platts were once a common sight in Kent but have declined in post war years. It has special interest as a well-managed and once common but now unusual feature of the Kent landscape. The proposed extension to the Conservation Area is shown as Area 1 on Map No. SSCA 03.



Proposed extension: Area 2

The second proposed extension to South Street Conservation Area is the area of North Lane to the north-east of the existing Conservation Area and is shown as Area 2 on Map no. SSCA 03.

The character of Area 2 has some similarities to the existing Conservation Area in that it consists of a loose-knit group of houses and farm workers' cottages that date from over several centuries and are generally well preserved. The area also includes one listed building at Orchard Cottages and one former farm building, now a house, at The Barn and Oast.

The earliest building in Area 2 is Orchard Cottage, a 17th century timber-framed building which sits at the top of the hill as North Lane turns from a rural lane into a farm track. It sits cheek by jowl with The Barn and Oast, a square-kilned oast constructed of brick, flint, Kent peg tile and feather-edged weatherboarding.



To its south-west are North Lodge, a handsome Victorian villa with well-preserved sash windows and a porch with classical columns, as well as North Lane Cottages- a pleasing group of 3 cottages with cottage casement windows and a steeply pitched slate roof (probably indicating that it was originally peg tiled).

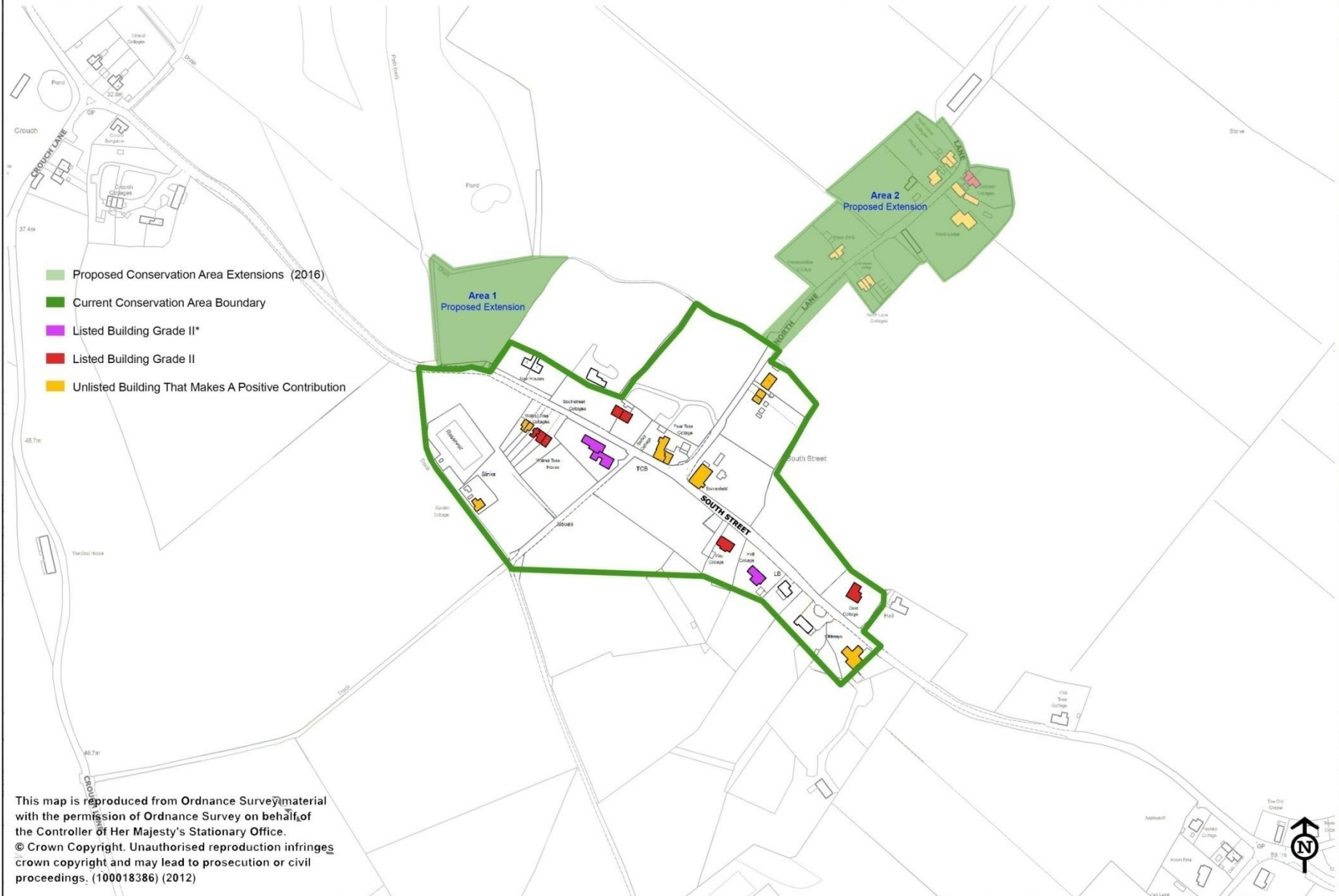


The incline as one ascends North Lane is noticeable and affords glimpsed views across parts of South Street and the wider landscape. Traffic is extremely limited and the rural tranquillity is seldom disturbed.

Area 2 is considered to have special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance. As such there is good reason to recommend that it be included within the South Street Conservation Area.

On the northwest side of North Lane are Piece Acre, Rose Bank Cottage and Honeysuckle Cottage, 19th century brick-built cottages that have been extended and altered during the 20th century. The northern-most pair of cottages are North Lane Cottages, dated 1893, built of yellow stock brick with red brick banding and a slate roof.





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APPENDIX 3

Bibliography of key legislation, key national and local policy and guidance and local history publications

NATIONAL LEVEL:

Current Statutes

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

National Planning Policies

- National Planning Policy Framework, February 2019
- National Planning Policy Guidance, November 2019

Historic England Guidance

- Conservation Area Appraisal, Designation and Management (Advice Note 1, 2nd Ed.)

LOCAL LEVEL:

The Development Plan

- Bearing Fruits 2031: The Swale Borough Local Plan (adopted July 2017)

Adopted Supplementary Planning Guidance/Documents (Adopted SPG/SPD)

- Conservation Areas
- Listed Buildings – A Guide for Owners and Occupiers
- The Conservation of Traditional Farm Buildings
- The Design of Shopfronts, Signs and Advertisements
- Designing an Extension – A Guide for Householders
- The Erection of Stables and Keeping of Horses
- The Conservation of Traditional Farm Buildings
- Swale Landscape Character and Biodiversity Appraisal (SPD)

Local History Publications

- Boughton under Blean (from About Faversham series No. 22) by Joan White, The Faversham Society, 1983

APPENDIX 4

Report of public consultation

(Extract from the report to the Borough Council's Planning Committee on the 20th June, 2019 – which was reconvened on the 27th June, 2019)

3.0 Public Consultation on the Boughton Conservation Areas

3.1 Public consultation took place between the 27th February 2017 and the 9th April 2017, comprising public consultation posters at key locations in Boughton under Blean parish, a notification letter sent out to all those residents and businesses affected, and notification letters to Historic England, Kent County Council, Boughton-under-Blean Parish Council and Dunkirk Parish Council. Full details were also posted on the Council's web site and hard copies of the appraisal documents made available at Boughton Street Library and Council's main office in Sittingbourne. Finally, the Council's Conservation & Design Manager made presentation to the Parish Council of the conservation areas review work on the 8th February, 2017.

3.2 The reason for the long delay between going out to public consultation on this conservation area review work, and presenting the outcome of that exercise to the Planning Committee with associated recommendations essentially relates to resourcing issues within the Planning Service, which have only been addressed with an additional resource from May 2019.

Results of Consultation

3.3 Four letters/emails of representation were received in response to the public consultation exercise. These are reproduced at Appendix 1 in as full a form as possible, subject to necessary redactions to protect the anonymity of correspondees in accordance with the requirements of the General Data Protection Regulations, 2018.

3.4 Two of the representations made (from residents of the Boughton Church Conservation Area) were supportive of the conservation areas review work and simply stated support for the proposed extended boundaries. However, it should be noted that the two representations made in this respect were tempered by clear concerns expressed about a current planning application at that time for use of part of the Lime Kiln site for the erection of a polytunnel structure for production of food, wood storage, plant production, propagation and rearing animals. This application (ref. 17/500664/FULL) was subsequently approved in June 2017 on a temporary 3-year basis subject to landscaping requirements and other limitations. To date, it has however not been implemented.

3.5 Objections were received from Boughton-under-Blean Parish Council and a local farming business in relation to the conservation area review work, but these only specifically related to two of the three proposed boundary alterations at Boughton Church Conservation Area.

3.6 It would be possible to exclude both of the two proposed boundary extensions from the Boughton Church Conservation Area (Boughton Church CA) in response to the Parish Council and local landowner objections, and this matter has been given very careful consideration including a site meeting with the parties in question to seek to gain a clearer understanding of their individual concerns.

3.7 The table at Appendix 2 [of the committee report] sets out the extent of the consultation response to the proposed boundary alterations. It can be seen from this that there was just general support from the Parish Council in relation to the Boughton Street and South Street Conservation Areas. In relation to the Boughton Church, 2 of the 3 proposed boundary alterations have been challenged, and as a result, 1 of the proposed boundary extensions is now proposed to be omitted. The commentary in table 2 sets out the reasoning for this.

4.0 Proposal

4.1 The proposal is to re-designate and amend the boundaries of the three conservation areas (as slightly amended following public consultation) and equip them with character appraisals and management strategies which will assist with development management and heritage protection purposes over the next decade or so.

4.2 The changes to the boundaries of the conservation areas as originally considered by the Boughton & Dunkirk Neighbourhood Plan Committee in liaison with the former Conservation & Design Manager are highlighted in the character appraisal and management plan documents and on maps BSCA05 (Boughton Street CA), BCCA03 (Boughton Church CA) and SSCA03 (South Street CA) at appendices 2, 3 and 4. It is only the boundary alignment of the Boughton Church Conservation Area which has been challenged and questioned through the public consultation exercise. The considerations relating to this have been clearly set out in Appendix 2, and the resultant recommended change to the alignment of the conservation area boundary in response to this, is set out at Appendix 3A.

5.0 Conclusion

5.1 The review of the three conservation areas has highlighted that they remain areas of special architectural or historic interest which merit protection through conservation area status. Appreciation, particularly of traditional agricultural scenes (formed in large part from surviving groupings of agricultural buildings) has grown in the 40 plus years since the latest of the three conservation areas was originally designated in 1976, and for that reason, some changes to the boundaries might be considered almost inevitable.

5.2 The written response to the public consultation has been minimal but informal feedback from interested parties either face-to-face and/or by telephone has been more numerous and also overwhelmingly positive.

5.3 In the light of the review work, the subsequent character appraisals production and associated consultation exercise, I consider that all three areas very clearly possess special architectural or historic interest, the character or appearance of which it is, and would be desirable to continue to preserve or enhance. I therefore recommend that the conservation areas be re-designated in accordance with the boundaries which are shown on Map No. BSCA05 (Boughton Street), Map No. BCCA03 Rev. A (Boughton Church) and Map No. SSCA03 (South Street), set out at Appendices 2, 3A and 4 respectively.

5.4 I also recommend that the character appraisal and management strategies be noted and formally adopted as material considerations for development management purposes, once the necessary notifications have been made in the local newspaper and the London Gazette and with Historic England and the Secretary of State for the Department for Digital, Culture, Media & Sport, as required by legislation.

Appendices [to the committee report]

Appendix 1: Copies of the Public Consultation Representations received in relation to the Conservation Area Review work (redacted where appropriate to comply with the General Data Protection Regulations, 2018).

Appendix 2: Table of proposed alterations to the Boughton parish conservation areas.

Appendix 3: Map No. BSCA05 (Boughton Street Conservation Area) – proposed changes to conservation area boundary.

Appendix 4: Map No. BCCA03 (Boughton Church Conservation Area) – ORIGINAL proposed changes to conservation area boundary.

Appendix 4A: Map No. BCCA03 Rev. A (Boughton Church Conservation Area) – REVISED/CURRENT proposed changes to conservation area boundary.

Appendix 5: Map No. SSCA03 (South Street Conservation Area) – proposed changes to conservation area boundary

APPENDIX 1 [to the committee report]

Copies of Public Consultation Representations received in relation to Conservation Area Review work.

Note: Each of these has been subject to some redactions in order to comply with the requirements of the General Data Protection Regulations, 2018

Representation No. 1

Dear Mr Algar,

Boughton Church Conservation Area (Boughton-Under-Blean) – Proposed Area Extension

... stumbled upon an online document today entitled 'Boughton Church Conservation Area Appraisal'.

... farm in the parishes of Boughton and Selling. ... been farming in the area for over 400 years. ...know from experience that the job becomes more and more difficult with increased red tape and regulation year on year.

... a land surrounding Boughton Church is currently free of any environmental designation such as AONB/ Conservation Area.

Since the mid 70's, a number of properties around Boughton Church that are several hundred years old or more have been enveloped by a designated conservation area to protect their heritage and rightly so.

With a recent move by local government for each parish to submit a 'Parish Plan', the Conservation area has clearly been brought back into focus.

By revisiting the Boughton Church Conservation Area, it appears that 'Area 3' could be included in this plan going forward. 'Area 3' includes a part row of our harvest workers huts that are in a state of disrepair and a field of approximately 3 acres. ...do not really understand why this particular parcel has been selected and by whom. The field is part of ... holding and will continue to be 'farmed'. There are no trees on this parcel of Land whatsoever. The

workers huts are in a state of disrepair but still used for agricultural purposes. Their age reflects their condition.

...always feel disheartened by people that move to the village, work away from the village but feel they must change/stop agricultural advancement so they can have their tranquil weekend. The fact is the area is for us all to enjoy but we need to be sensible about restricting activities of rural businesses which create rural employment and sustain/ maintain the countryside as we know it today.

On the basis of the above, ...feel very strongly that 'Area 3' is excluded from the planned extension of the existing conservation area as it is part of a working farm. ... note that the Boughton Golf Course (a rural business) has been excluded from the conservation area and backs onto ...land at Boughton Church.

Yours sincerely,

Representation No. 2

Hi Simon

Just to let you know that Boughton under Blean Parish Council discussed the amendments to the 3 conservation areas within the Parish at our recent Parish Council meeting. Councillors present had no objection to the proposals for Boughton Street and Boughton South Street.

However, the Parish Council did decide that they would NOT support the proposal for including the civic cemetery in the proposed extension of the conservation area at Boughton Church. The Parish Council owns the civic cemetery and purchased the land when it was not in a conservation area. To now change the type of

area would impose additional constraints on the running and maintenance of the cemetery that were not forecast and would be of no additional benefit to the Parish Council.

I would be grateful if you could confirm receipt of this email and how things may or may not proceed from this stage (in particular with the objection to the extension of Boughton Church).

Regards,

Clerk to Boughton under Blean Parish Council

Representation No. 3

Hi,

I live at ... which is part of the Boughton Church Conservation Area. I note with interest the planned expansion of the conservation area. I have read the consultation documents and would like to express my strong support for the extension of the conservation area as proposed. The encroaching development towards the hop-pickers huts has been of concern for some time.

I would also support the burying of the many cables in the area which are unsightly.

I would draw [your attention] to planning application 17/500664/FULL which affects this area of land. There is also other ongoing work by a new farmer on this area which is currently removing some of the existing trees.

Kind regards,

Representation No. 4

Dear Mr Algar,

I refer to your recent letter regarding the review of the conservation areas in this parish. I am in full favour of the current conservation areas being maintained and, where planned, expanded.

I wanted however to bring your attention to a matter which has arisen in the Boughton Church Conservation Area which directly and negatively impacts both the residents of Boughton Church Cottages and the proposed extension to the conservation area.

This land known as Lime Kiln on which the hop-pickers' huts stand has recently been leased by the farmer, ... to another small scale farmer, ... Work has already started to clear the land of trees and fence posts have been erected to ultimately enclose the land.

I live at ... within the Boughton Church Conservation Area]. Like everyone in this small enclave, I have enjoyed an uninterrupted view across the fallow field in over to the hop-pickers huts. The field attracts a lot of wildlife including, but not limited to, rabbits, foxes, stoats/weasels and pheasants. We also enjoy the sight of birds of prey soaring over the field in search of their quarry and the dusk sorties of a barn owl. All of this is currently in jeopardy as the fallow field is turned into something akin to a large-scale allotment.

This project is already detracting from the visual appearance of its surroundings and once the fence is fully installed, there will be visual loss of the hop-pickers huts both from Boughton Church Cottages and the road in general. Moreover the new tenant, has lodged an application with Swale Borough Council to erect a polytunnel ... which would not be in keeping with the proposed plan to extend the conservation area. ... is also in discussions with a

Kent-based Wireless Internet Service Provider, Vfast Limited, to install a mast/repeater which ... is currently lobbying [local people] to support. This would also not be in keeping.

To ... credit, ... did arrange a meeting with the local residents to outline his plans for the land but having listened to them, I fear that the working of the land will impact our privacy and peace and quiet and thus our enjoyment of what is currently a piece of open countryside and a view of the hop pickers huts. Furthermore ... advised us that ... has an annual open day in the summer which ... invites ... customers and anyone else associated with ... business. This would be held on the land at Lime Kiln. Again, this would negatively impact not only on the residents right to enjoy the tranquillity of their surroundings but just as importantly impact on parking when there is already insufficient parking for our visitors.

Yours sincerely,

Appendix 2 [to the committee report]

[Extract from] **Table of proposed revisions to the boundaries of the Boughton Parish Conservation Areas**

[Showing only representations for] **SOUTH STREET CONSERVATION AREA**

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
1	<p>PROPOSED EXTENSION 1 seeks to extend the boundary of the Conservation Area to the northwest to include the field on the north of the road which is farmed as a Cobnut Platt.</p> <p>Cobnut Platts were once a common sight in Kent but have declined in post war years. It has special interest as a well-managed and once common but now unusual feature of the Kent landscape.</p>	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).
2	<p>PROPOSED EXTENSION 2 consists of the area of North Lane to the north-east of the existing Conservation Area. The character of this area has some similarities to the existing Conservation Area in that it consists of a loose-knit group of houses and farm workers' cottages which date from over several centuries and are generally well preserved. The area also includes one listed building at Orchard Cottages and one former farm building, now a house, at The Barn and Oast.</p> <p>The incline as one ascends North Lane is noticeable and affords glimpsed views across parts of South Street and the wider landscape. Traffic is extremely limited and the rural tranquillity is seldom disturbed.</p>	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).

(Extract from the minutes of the reconvened Planning Committee meeting on the 27th June, 2019)

RECONVENED PLANNING COMMITTEE

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Thursday, 27 June 2019 from 7.05pm - 7.40pm.

PRESENT: Councillors Cameron Beart, Monique Bonney, Simon Clark, Tim Gibson (Chairman), Nicholas Hampshire, James Hunt, Peter Marchington, Benjamin Martin (Vice-Chairman), Ben J. Martin (Substitute for Councillor Eddie Thomas), Richard Palmer (Substitute for Councillor Paul Stephen), Tim Valentine and Tony Winckless.

OFFICERS PRESENT: Simon Algar, Andrew Jeffers, Kellie MacKenzie, Ross McCardle, Cheryl Parks and Graham Thomas.

ALSO IN ATTENDANCE: Councillor Ken Rowles.

APOLOGIES: Councillors Roger Clark, James Hall, Carole Jackson, Elliott Jayes, Paul Stephen and Eddie Thomas.

1.3 Review and re-designation of Conservation Areas at: Boughton Street, Boughton Church and South Street

The Conservation and Design Manager (Planning) introduced the report. He drew attention to some numbering errors in the appendices.

The Chairman invited Members to ask questions.

In response to a query from a Member about why some information in the report had been redacted, the Conservation and Design Manager (Planning) explained that following legal advice that information had been redacted to comply with Data Protection legislation.

The Lawyer (Planning) clarified that it was standard practice to redact any information that could identify someone.

The Chairman moved the officer recommendation to approve the application, and this was seconded by the Vice-Chairman.

Resolved: That the content of the Conservation Area Character Appraisal and associated management strategies be noted.

Resolved: That the Boughton Street, Boughton Church and South Street areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, be re-designated as conservation areas in accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Resolved: That the boundaries to the conservation areas be as proposed on Map No. BSCA05 (Boughton Street), Map No. BCCA03 Rev. A (Boughton Church) and Map No. SSCA03 (South Street), set out at Appendices 3, 4A and 5 respectively.

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