

ANNEX B

HADLOW CONSERVATION AREA APPRAISAL – RESPONSE TO CONSULTATION

Respondent	Representation	Response
Peter Prescott High Street	Agree that the views across the fields towards the Tower on the way into the village from Tonbridge should be protected despite the road itself being removed from the Conservation Area.	Noted
	The surfacing in the High Street is not in keeping with the area. The red brick paving is ugly and becoming increasingly noisy. A quieter asphalt should be used which would be more appropriate and reduce noise and vibration.	Road surfacing is a matter for KCC as Highway Authority. The concrete block paving is of its time and is not necessarily what would be done today. However, with current financial constraints there is no prospect of the road surface being changed in the foreseeable future.
Margaret and Brian Oliver Maidstone Road	Pleased that Ashley House and the trees opposite are to be retained in the Conservation Area, but concerned about the condition of the trees in this area.	Trees require management, and eventually may need replacement. This will normally be the responsibility of the site owner. It is beyond the scope of the appraisal to survey the condition of all trees in the Conservation Area but by including the trees within the Conservation Area they are statutorily protected and their contribution to the character of the Conservation Area is recognised. Even if replacement were justified, there would be strong grounds for seeking replacements. NO CHANGE

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Martin Ingham High Street	More emphasis should be given to protecting views of the village from the South West along the road from Tonbridge across the River Bourne and the field in front of the Prince of Wales. This is the only edge of the village not spoilt by modern sprawl with key views of the Tower and Church in a rural setting. The field is for sale. Any development would damage the character of the village and the Conservation Area.	<p>This area lies within the Green Belt, is liable to flood and, as already set out strongly in the Appraisal, is important to the setting of the Conservation Area. There would therefore be a very strong presumption against any development in this area. However, it could be emphasised in the text that the countryside to the south west of the village is one of the few places where the historic village core meets the countryside and that the setting has historic significance. AMEND TEXT TO READ:</p> <p><i>As the countryside to the south west of the village is one of the few places where the historic village core meets the countryside, it forms an important part of the historic setting of the Conservation Areas.</i></p>
	Welcome inclusion of the Freehold as a Conservation Area, recognising the autonomy and importance of this group of buildings, open space and public house.	Noted
Stephanie Ingham High Street	Management Proposals (Page 32) – Black may not be appropriate for all street furniture. Each proposal should be considered on its merits	Currently, street furniture within Hadlow Conservation Area is well co-ordinated in terms of location, style and colour. It is important to the character of the area

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		<p>that any replacement street furniture fits with the style and colour of the existing items of street furniture, As black has been selected as the colour for street furniture in Hadlow, it is the most appropriate colour for future provision. Clearly, there will be exceptions such as post and telephone boxes but these are often recognised by their traditional colours.</p> <p>NO CHANGE</p>
	<p>Design Guidelines (Page 34) – All replacement windows should be in timber and not upvc.</p>	<p>The appraisal already states that replacement windows should closely match the design and materials of the original features of the building and that white painted windows are a common unifying feature within the area. Nevertheless, to state that all windows in the Conservation Area should be timber and not upvc is felt to be too restrictive.</p> <p>NO CHANGE</p>
<p>Anne Hughes Hadlow Historical Society</p>	<p>It is possible that the field next to the Prince of Wales Public House is to be put up for sale. Any development of this land would have an impact on the entrance to Hadlow from Tonbridge. Would it be possible for this land to be included in the Conservation Area or have some other restriction placed on its use?</p>	<p>This area lies within the Green Belt, is liable to flood and, as already set out strongly in the Appraisal, is important to the setting of the Conservation Area. There would therefore be a very strong presumption against any development in this area. However, it could be emphasised in the text that the countryside to the south west of the village is one of the few places where the historic village core meets the countryside and that the setting has historic significance. AMEND TEXT TO READ:</p>

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		<i>As the countryside to the south west of the village is one of the few places where the historic village core meets the countryside, it forms an important part of the historic setting of the Conservation Areas.</i>
	<p>Map 1 - The copper beech tree located on land at the Close and adjoining Littlefields which is shown as having a TPO has been felled due to its dangerous condition.</p>	UPDATE Map 1
	<p>She also refers to a potential enforcement matter which has been referred to Development Control for investigation.</p>	
MrsTrudy Hurdle The Freehold	<p>Supports the inclusion of the open space at the Freehold within the Conservation Area. This area is unique with lots of local wildlife and is widely used by local people residents.</p>	Noted
Debra Cartwright	<p>Supports the changes to the Conservation Area and the inclusion of the Freehold, which will ensure that this unique area is maintained.</p>	Noted
Miss M E Wright	<p>Congratulations on the preparation of two excellent, detailed and well presented reports.</p>	Noted

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	<p>She also refers to some potential enforcement matters which have been referred to Development Control for investigation.</p>	
<p>Hadlow Parish Council</p>	<p>Thank you for a very good report. It provides an excellent benchmark for the future when it comes to considering proposals for new development or upgrading and repairs in the Conservation Area.</p>	<p>Noted</p>
	<p>As and when any work has to be carried out on items like street furniture they can be upgraded to match better the character of the Conservation Area. Monetary constraints will, of course, dictate the speed of any such change. Items such as footpaths and roads cannot be addresses other than in the long term.</p>	<p>Noted</p>
	<p>The Parish Council endorses feedback from the consultation exercise which argues that the field by the Prince of Wales PH should be included in the Conservation Area. This provides an attractive setting fro listed buildings and the Conservation Area.</p>	<p>This area lies within the Green Belt, is liable to flood and, as already set out strongly in the Appraisal, is important to the setting of the Conservation Area. There would therefore be a very strong presumption against any development in this area. However, it could be emphasised in the text that the countryside to the south west of the village is one of the few places where the historic village core meets the countryside and that the setting has historic significance. AMEND TEXT TO READ:</p>

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		<i>As the countryside to the south west of the village is one of the few places where the historic village core meets the countryside, it forms an important part of the historic setting of the Conservation Areas.</i>
	The Parish Council strongly supports the designation of the Freehold as a Conservation Area.	Noted
Jason Rutherford	Objects strongly to the identification of the Freehold as a Conservation Area. The following comments summarise his criticism of the Appraisal itself.	Objections to designation will be considered by APC1
	In terms of group value, the group of building has changed substantially over time. Large gable fronted, mid 19 th century, villas are now interspersed with modest, late 19 th century, terraced workers' cottages as well as post-war stock with lower ridge heights and less prominent roofscape. The group is not of uniform age and scale as claimed. The gaps between the buildings are not regularly spaced and the smaller units are not regularly spaced, but are focused on the southern end of the street, giving a lop-sided appearance to the group. The openings in the elevations vary considerably and some have been subject to recent porch additions. With such a random mix of historical eras, house types and architectural styles it is difficult to understand what is meant by a "strong sense of place and identity".	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.</p> <p>The Appraisal does not claim a uniform age and scale of buildings but, more accurately, a "relatively" uniform age and scale. The respondent acknowledges the history of the buildings spanning mid to late 19th century, which is shown in the evolution of a different grain of development. There is very limited more modern infill development, although this is referenced in the Appraisal. It is legitimate for a conservation area to include the significance of the</p>

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		<p>time dimension in the impact of the area’s historic development and its character and architectural style and spatial qualities. As the English Heritage Guidance on conservation area appraisals states, ‘The appraisal might ... highlight the influence that change over time has had in the development of the area, for example, by creating diversity and contrasts in architectural styles.’ (Paragraph 4.13).</p> <p>Nevertheless, in proposing to designate The Freehold as a Conservation Area the Appraisal makes it clear that the designation is not merely as a result of uniform age and scale but a range of factors including the enclosed layout around a central open space, relatively uniform age and scale of the buildings, limited colour palette, traditional local materials, steeply pitched roofs and chimneys all of which give The Freehold a strong sense of place and identity. The group value of the buildings does not need to rely on individual buildings. As the English Heritage Guidance on conservation area appraisals states, ‘... <i>the whole is generally greater than the sum of its parts and this should be articulated and defined.</i>’ (Paragraph 4.3).</p> <p>As a result, the compact enclave of 19th century development arranged around three sides of the green space as described in more detail in the Appraisal does exhibit a strong “sense of place and identity”. NO CHANGE</p>

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	<p>The materials vary considerably, with roofs being a mix of slate, clay tile and concrete tile and windows being a mix of hardwood, soft wood and uPVC. Bricks range from solid red to multi-brick. Such a colour palette is commonplace and does not amount to any architectural interest. In terms of original features - many buildings have been substantially altered. Most windows, roofs and rainwater goods have been replaced with modern materials. In some cases there has been substantial rebuilding in non-matching style. None of the buildings is an important surviving example of the Victorian era.</p>	<p>In proposing to designate The Freehold as a Conservation Area, the Appraisal makes it clear that the designation is based on a range of factors including the enclosed layout around a central open space, relatively uniform age and scale of the buildings, limited colour palette, traditional local materials, steeply pitched roofs and chimneys all of which give The Freehold a strong sense of place and identity.</p> <p>The colour palette of materials is limited and harmonious, contributing to the group value of the buildings. Some properties have Flemish bond with burnt headers.</p> <p>The appraisal acknowledges that there have been losses of Victorian features. Nevertheless, the respondent's analysis indicates that a number of original features remain and/or have been replaced with compatible materials. The purpose of designation of a conservation area is to preserve or enhance an area of special architectural or historic interest and in relation to the loss of original details the Appraisal's Management Plan advocates the preparation of an information leaflet on replacement doors, windows and roof materials considered to be suitable within Conservation Areas. It will recognise the need for replacement features and will also give practical guidance on design, acceptable materials</p>

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		<p>and products and may assist with the selection of suppliers. In addition, the Appraisals Design Guidelines state:</p> <p><i>Within the Conservation Areas, ...</i></p> <ul style="list-style-type: none"> • <i>where slate roofs are used. Concrete tiles should not be used.</i> • <i>Replacement doors, windows and roofs should closely match the design and materials of the original features of the building. Where inappropriate new windows, doors and roofs are to be replaced, the opportunity should be taken to put back in the original style. White painted windows are a common unifying feature within the area.</i> • <i>Careful consideration should be given to ensuring that good quality traditional detailing on buildings is retained eg brick detailing such as string courses, brick bonding and chimneys. Where removed, efforts should be made to restore them.</i> <p>The Appraisal therefore seeks to prevent any further loss of original details or, more particularly, through replacement, enhance the character of those buildings where such features have been lost.</p> <p>NO CHANGE</p>

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	<p>It is commonplace and not architecturally significant that the buildings face towards an open space. The open space does not function as a public open space, but is in a patchwork of ownerships. It described as a “square” but is not laid out or managed as a traditional urban square. The square originally functioned as allotments/garden plots for the nearby houses which was commonplace in the 19th century.</p>	<p>The Appraisal follows the advice in the English Heritage Guidance on conservation area appraisals which states, ‘The importance of open spaces within the conservation area, the way they are enclosed, and the visual contribution they make to the character of the place should be defined and shown on a townscape analysis map.’ (Paragraph 4.11). ‘Trees, hedges and street greenery are a vital element of many conservation areas, not only in public places, but on private land as well.’ (Paragraph 4.20). For these reasons, it is legitimate for the Conservation Area to include the enclosed green space.</p> <p>The respondent actually recognises the historic significance of the open space and its close relationship with the surrounding houses and it is accepted that this should be added to the appraisal. ADD NEW FINAL SENTENCE to the first paragraph Page 6 (Origins and Development):</p> <p><i>”The central green space originally functioned as allotments/garden plots for the nearby houses which was commonplace in the 19th century’.</i></p>
	<p>With regard to the area’s alleged historic interest, Freeholders Association and Hadlow Historical Society have never been able to put forward and credible evidence that the land was originally owned by members of the National</p>	<p>Whilst we are fairly confident about the historical significance of the area, to factually acknowledge the lack of documentary evidence the TEXT SHOULD BE AMENDED TO READ:</p>

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	Freehold Land Society. Irrespective of the original legal arrangements, there is no sense of these having resulted in a character or appearance which ought to be conserved.	<i>"It is believed that</i> in the mid 1850s the land was divided into lots and sold to members of the National Freehold Land Society".
Jeremy Burges The Freeholders Association	Fully supports the designation of the Freehold as a Conservation Area. Thought the whole process was both an excellent exercise in reaffirming the current conservation area and identifying new areas for consideration. Confirms that the appraisal is fair and accurate. Also supports the Management Proposals. Letter supported by 27 signatories from the Freehold.	Noted. Designation of the Freehold is a matter for APC1 to consider.
Duncan Murray Maidstone Road	Objects strongly to the addition of Chesfield and the Stables in Maidstone Road (Addition 3). No specific comments are made about the content of the Appraisal.	Matters relating to the boundary of the Conservation Area are for APC1.