



**Management Plan**  
Rural Conservation Area Appraisals  
**Supplementary Planning Document**

*Delivering for the Community*

**Gravesham**  
Borough Council



## **Management Plan - Rural Conservation Area Appraisals 2016**

This document relates to the following Gravesham Rural Conservation Areas:

Management Plan for

Chestnut Green Conservation Area

Church Street Higham Conservation Area

Cobham Conservation Area

Harvel Conservation Area

Hook Green Conservation Area

Lower Higham Conservation Area

Meopham Green Conservation Area

Queens Farm Conservation Area

Shorne Conservation Area

The Street Meopham Conservation Area

Thong Conservation Area

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## **1. INTRODUCTION**

### **1.1 The purpose of the Management Proposals**

These Management Proposals have been drawn up following the production of detailed 'Character Appraisals' for each of the 11 rural conservation areas in Gravesham Borough. They provide a framework for future actions which although primarily the responsibility of the Borough Council, will also depend on the co-operation and enthusiasm of local people and local organisations.

Government policy has made it clear that conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place.

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals forms part of this obligation.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals will have greater impact and longevity. For the eleven conservation areas in rural Gravesham this will included a public meeting during the appraisal process (to which everyone in each of the conservation areas was invited) and a six week public consultation phase once the draft documents had been completed and the maps prepared.

The proactive management of conservation areas gives clarity and robustness to decision making, which means that issues may be more defensible in, for instance, planning appeals. Both documents will therefore be of use to the Borough Council when determining applications for change within or on the edges of the conservation areas, and for property owners and their agents when considering schemes for refurbishment, alteration or new development.

### **1.2 The Character Appraisals**

The Character Appraisals for each of the eleven rural conservation areas provides an assessment of the positive and negative features of each area, including a summary of the principal 'Issues' affecting each conservation area. Some of these were common to more than one conservation area, whilst others related to specific problems within the conservation area.

These Management Proposals therefore set out how the vulnerable historic environment in Gravesham can be managed by the Borough Council in the long term and considers 'generic' actions (section 3) with recommendations for Council policy (in Section 4). Proposals for site specific problems within each conservation area are also defined (in Section 5). Most importantly Section 6 and Appendix 3 provides an overall strategy for the actions required to 'preserve or enhance' these conservation areas for future generations, including the allocation of responsibilities and timescales.

## **2. LEGISLATIVE BACKGROUND**

### **2.1 The implications of conservation area designation**

#### **Statutory controls**

Conservation areas are designated by local planning authorities under powers contained in Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990. Designation brings with it a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These are as follows:

- The local authority is under a general duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area. There is a particular duty to prepare proposals (such as conservation area appraisals or grant schemes) to that end;
- In the exercise of any powers under the Planning Acts with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas. This is usually achieved through the use of advertising in the local newspaper;
- Planning permission is now required for the substantial demolition of any unlisted building in a conservation area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Borough Council before works are carried out to most trees in the area;
- The display of advertisements may be more restricted than elsewhere;
- The Borough Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;
- Powers exist for local authorities, Historic England or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although these are usually targeted to areas of economic deprivation.

#### **Specific requirements for planning permission**

Certain works to dwelling houses within a conservation area, which are normally considered to be “permitted development”, require planning approval from the Borough Council. The overall effect of these additional controls is that the amount of building works which can be carried out to a dwelling house or within its grounds without the benefit of planning permission is more restricted in a conservation area than elsewhere in order to safeguard its special architectural or historic interest.

Such “permitted development” rights and their modification in the case of properties located in conservation areas (deemed to be Article 2(3) land) are set out in the Town and Country Planning (General Permitted Development)(England) Order 2015 and in terms of domestic properties relate primarily to:

- Enlargement, improvement or other alteration to a dwellinghouse (Schedule 2, Part 1, Class A)
- Alterations, etc. to the roof of a dwellinghouse (Schedule 2, Part 1, Class B)
- Building etc. incidental to the enjoyment of a dwellinghouse (Schedule 2, Part 1, Class E)
- Chimneys, flues etc. on a dwellinghouse (Schedule 2, Part 1, Class G)

- Microwave antenna on a dwellinghouse (Schedule 2, Part 1, Class H)

In addition, permitted development rights in relation to change of use of commercial properties (Schedule 2, Part 3); non-domestic extensions (Schedule 2, Part 7); and communications (Schedule 2, Part 16) are further restricted or subject to conditions requiring prior approval and/or consultation in conservation areas.

These are:

- Planning permission is needed for extensions to dwelling houses in conservation areas where they add more than 10% or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission which is limited to 15% or 70 cubic metres, except for terraced houses which are also limited to 10% or 50 cubic metres, wherever they are located;
- Planning permission is needed for external cladding to dwelling houses in conservation areas, using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling house resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure whose cubic capacity exceeds 10 cubic metres within the curtilage of a dwelling. This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas.

Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation or flats, have far fewer permitted development rights and therefore planning permission is already required for most external alterations to these buildings.

### **Satellite dishes**

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a family house in a conservation area is only permitted development if the following conditions are met:

- The dish does not exceed 90 cm in any dimension;
- No part of it must exceed the highest part of the roof;
- It is not installed on a chimney; It is not on a building exceeding 15 metres in height;
- It is not on a wall or roof slope fronting a highway or footway; It is located so its visual impact is minimised; It is removed as soon as it is no longer required;
- There is not a dish already on the building or structure.

If any of these does not apply, a specific planning application will be required, and it is unlikely that permission will be granted.

### **Article 4 directions**

Permitted development rights may be withdrawn if the Borough Council imposes an Article 4 direction. This does not mean that development, such as changes to windows or the erection of satellite aerials, will necessarily be impossible. It does, however, mean that

planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests. This document includes further information about new Article 4 Directions in Gravesham Borough (see Section 4.5).

### **Telecommunications masts**

The law governing the erection of masts and antennae is complex and whilst some companies have licences which allow some structures to be put up in conservation areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand.

### **Trees**

Within conservation areas, anyone intending lopping or felling a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Borough Council six weeks written notice before starting the work. This provides the Borough Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be made. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest or is in another agricultural use.

## **2.2 National policy and guidance**

In addition to the statutory requirements set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, government policy on conservation areas as designated heritage assets is contained in the National Planning Policy Framework (NPPF, 2012). This covers the designation of areas and the responsibilities that stem from designation, including the appraisal of the special interest of conservation areas and the control of development affecting them. It also makes the general point that *'conservation and sustainable economic growth are complementary objectives and should not generally be seen as in opposition to one another'*.

The NPPF sets the expectations by urging local authorities *'to maintain and strengthen their commitment to stewardship of the historic environment'*. The expectations are further developed in English Heritage guidance on the appraisal and management of conservation areas.

Historic buildings can form an established home for the natural environment. It is important to be aware that there are many protected species requiring attention and referral to Natural England for mitigation licenses. Natural England's Standing Advice covers protected species such as; bats, great crested newts, badgers, hazel dormice, water voles, wild birds, reptiles, protected plants, ancient woodland and veteran trees.

Information on Landscape and Habitat features can be found on [www.magic.gov.uk](http://www.magic.gov.uk)

## **2.3 The Development Plan and other material considerations**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission be determined in accordance with the development plan unless material planning considerations indicate otherwise.

In the case of Gravesham, the development plan effectively comprises the adopted Gravesham Local Plan Core Strategy (2014) and remaining 'saved' policies from the Gravesham Local Plan First Review (1994). In certain instances, the Kent Minerals Plan and Waste Plan will also be of relevance and a material planning consideration. Plans in

preparation are also capable of being a material planning consideration with the weight accorded them depending on the stage reached, whether there are unresolved objections and the consistency of the emerging plan with national policy.

Amongst a range of other things, policies set out in the National Planning Policy Framework (NPPF, 2012) and Planning Practice Guidance (2014) issued by the Government are also material planning considerations in the determination of planning applications. Of particular importance in this respect are paragraphs 126 – 141 of the NPPF which set out the approach toward conserving and enhancing the historic environment, with the weight to be accorded the conservation of designated heritage assets and their settings dependent on the significance of the asset, the degree of harm likely to occur as a result of development, and whether such harm is outweighed by any public benefits that would arise.

### 3. GENERIC ACTIONS BY THE BOROUGH COUNCIL

#### 3.1 The development control process

##### The interpretation of planning requirements

Local authorities already have a variety of controls available through their planning powers, but much depends upon how they are interpreted and implemented. For instance, any material changes to the appearance of properties that are not single dwelling houses require planning permission. A new shopfront is generally regarded as a material change, as are windows on commercial buildings or flats. Even small changes can have a cumulatively adverse effect.

- **ACTION 1:** *The Borough Council will adopt a consistent interpretation of what it considers to be a 'material' change in conservation areas.*

##### Promotion and awareness

While it is often the conservation officer who is the principal consultant for planning applications and other schemes in conservation areas, other departments in the Council will also deal with matters affecting conservation in some way. It is the responsibility of every employee to give regard to the special character of conservation areas and promote awareness to residents. An active Historic Environment Champion (see below) can be an effective way of encouraging understanding across the Borough Council's various departments.

A consistency of approach in determining planning applications must lie at the centre of any fair system of controlling change, especially in conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn, there is a greater public engagement with the process. While each planning application has to be determined on its own merits, much can be achieved by having a clear interpretation of statutes, detailed policy and guidance.

It is important that both officers and the councillors who make decisions on planning applications should be aware that development proposals can have an effect on a conservation area even when the site is some distance outside it. In such cases, the duty to pay special attention to preserving and enhancing the 'character and appearance' of the conservation area still applies.

Focused training to help elected councillors and officers to work within these constraints is helpful, and Historic England from time to time offers some specialised training under their HELM (Heritage Environment - Local Management) initiative. There is also a need to provide local opportunities for training, particularly relating to the use of traditional buildings materials and techniques, for builders, agents such as planning consultants, architects and surveyors.

- **ACTION 2:** *The Council will encourage a good understanding of historic environment issues across its departments and promote consistent decision making by encouraging both staff and councillors to take advantages of training opportunities through such schemes such as Historic England's HELM initiative.*

## Conservation advice within the Borough Council

The system of considering planning applications for their suitability and conformity with national and local policies is long established within the Borough as a whole but within conservation areas even more stringent controls exist. It is essential that these policies are applied consistently to the development control process.

The Borough has established a system whereby all applications concerning land or properties within or close to a conservation area are referred to the council's Conservation Officer. Within an agreed period of time for consideration of an application, a conservation specialist will advise the planning officer assigned to the application whether the proposal will 'preserve or enhance' the character of the conservation area. The specialist will also advise on whether the application should be supported or refused on conservation grounds, and will attend meetings and conduct negotiations as necessary. Pre-application discussions will be provided if requested, resources permitting. When necessary, the specialist will defend the Council's decision at appeal.

As an important constituent to this process, the conservation specialist should be trained in the field of historic building conservation and/or planning, either through formal qualifications, long-term experience in the field, or both. Membership of the Institute of Historic Building Conservation (IHBC) would be an advantage. The Skills Base Best Value Performance Indicator BVPI205 measures the suitability of persons for this and other specialist roles, and the Borough Council is committed to meeting the criteria for such a specialised role.

- **ACTION 3:** *The Council will consult its conservation officer on all development control proposals affecting the character of conservation areas and their setting.*

## New development

Where sites do come forward for new development in Gravesend, it is likely that the new development will impact on one of the several conservation areas within the town centre even if the site does not lie within a designated boundary. The provision of detailed drawings, photographs, and other illustrative material by the applicant will help the Council in assessing applications for new development, and applications will not be registered until all of the necessary information has been provided by the applicant. 'Design and Access' statements are now also required for many planning applications and are particularly important where the site concerned lies within, or on the edges of, a conservation area. Further guidance concerning the detailed information required by the Council as part of any planning application in the Borough is available from the Planning and Regeneration Department and from the council's web site.

For applications affecting listed buildings and also within conservation areas, there is a clear case for a coherent written argument in favour of the benefits of the proposal at the time of application. This could take the form of a letter, but ideally would be through a more thorough 'Conservation Statement', sometimes also referred to as a 'Justification Statement'. The inclusion of mock-up photographs, which give an impression of how the proposal would look, may also be required.

- **ACTION 4:** *Overall, the Council will:*
  - *Encourage pre-application discussions;*
  - *Ensure that applications are accompanied, where appropriate, by detailed 'Conservation Statements';*
  - *In Conservation Areas, where the appearance of a building has suffered from the loss of original architectural features and unsympathetic alterations, the Council will seek, as part of a planning application, the reversal of unsympathetic*

*alterations and the re-instatement of appropriate traditional architectural features using traditional materials;*

- *In conservation areas, the Council • will encourage the replacement of buildings identified on the Townscape Appraisal Map as making a negative contribution to the character and appearance of the conservation area.*

### **The role of an Historic Environment Champion**

As recommended by Historic England, the Borough Council can appoint an Historic Environment Champion to take the lead in conservation policy and implementation within the organisation. A champion is usually an elected member of the Council who has a special interest in conservation and is prepared to spend additional time encouraging good practice and higher standards of control generally. A champion can, therefore, play an important role in raising the profile of conservation in general and ensuring that key strategic decisions are taken with a full consideration of their potential effect on the historic environment. This role will be optimised if the champion has a thorough knowledge of the state of Gravesham Borough's historic environment and regular liaison meetings with the conservation section.

- **ACTION 5:** *The Borough Council • will consider appointing an Historic Environment Champion to raise the profile of heritage issues within the Council with the task of overseeing the implementation of the Management Plan.*

## **3.2 Community involvement**

### **Local amenity groups and the community generally**

Gravesham Borough has a rich mix of individuals and groups from diverse backgrounds, cultures and lifestyles. The Council has pledged its commitment to equality and diversity by formally adopting the *Equality Standard for Local Government*, which shows how the Borough Council will be fully responsive to the needs of the community it serves. It is important that hard-to-reach groups and individuals are engaged in the planning process and given access to the improved level of understanding mentioned above.

For these Character Appraisal and Management Proposal documents it is important that the active engagement of the local community, which was developed during the drafting of the documents, is maintained and developed further. The documents should also be promoted in the community as useful aids in identifying and retaining what is important in their area. This will help to promote a sense of ownership that will foster an improved level of understanding of the importance of preserving and enhancing the special character of the conservation areas concerned.

The Borough Council could also consider establishing a Conservation Area Advisory Committee, both to assist in formulating policies for the conservation areas within the Borough, and also as a continuing source of advice on matters which could affect an area.

- **ACTION 6:** *The Borough Council will continue to engage with local bodies and interest groups and promote the continued involvement of the local community in managing and enhancing the character of its conservation areas.*
- **ACTION 7:** *The Borough Council will reach out to the wider community in its consultation process and use reasonable means by which to engage as many different groups and individuals as possible. An assessment of the impact of the Council's policies could be considered subject to the availability of resources.*
- **ACTION 8:** *The Borough Council will consider establishing a Conservation Area Advisory Committee, subject to the availability of resources, to provide detailed*

*advice on policies and matters which affect the Borough's conservation areas, and to be chaired by the Heritage Champion.*

### **3.3 An Enforcement Strategy**

Most local authorities subscribe to the Cabinet Office *Enforcement Concordat*, which sets out best practice principles for enforcement, such as openness, consistency, proportionality and responding to complaints. An Enforcement Strategy for the Borough Council has already been put in place and can be accessed on the Council's website.

### **3.4 Shopfronts and advertising**

Some of the eleven Rural Conservation Areas in Gravesham contain shops, located in both historic and modern properties. In some cases, poorly designed shop fronts with little regard for the host building and the streetscene spoil the historic character and appearance of the locality. The better quality shopfronts in the High Street in Gravesend, many of which have been installed or repaired under recent grant schemes, serve as exemplars.

The control of advertising within the conservation areas is a major issue. All outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed. Currently, the visual appearance of most of the conservation areas is not unduly affected by garish advertisements such as banners and A-boards, although over-dominant fascias, often with inappropriate lighting, can have a negative impact in some locations.

The Borough Council has prepared detailed guidance on shopfronts and advertising which should be available. This provides development control staff, shop owners and their agents with the basic principles of good shopfront design including lighting and advertisement control.

- **ACTION 9:** *The Borough Council has published detailed guidance on shopfront design and advertisements in historic areas*
- **ACTION 10:** *The Council will ensure that all proposed advertisements accord with Policy TC8 (Saved Policy, September 2014) from the Local Plan 1<sup>st</sup> Review (1994), Core Strategy Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment and any subsequent relevant policies from the forthcoming Site Allocations and Development Management Policies as and when adopted.*
- **ACTION 11:** *The Council will ensure that all planning applications for shopfronts accord with Policy TC9 (Saved Policy, September 2014) from the Local Plan 1<sup>st</sup> Review (1994), Core Strategy Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment and any subsequent relevant policies from the forthcoming Site Allocations and Development Management Policies as and when adopted.*

### **3.5 Highways and the public realm**

Streets and open spaces, collectively known as the *public realm*, are a major factor in the character of conservation areas, yet the management of the public realm takes place largely outside the planning system, with control often resting with the relevant County Council. Conservation areas can be particularly vulnerable to the loss of traditional paving materials and street furniture, and the imposition of unsympathetic modern materials and details which do not reinforce the area's sense of 'local distinctiveness'. A plethora of street signs and other street clutter such as litter bins, planters, statutory undertaker's service boxes and such other equipment, all dilute a conservation area's special character. Careful control and

the support of the local community are a vital part of achieving improvements to the public realm in any conservation area.

### **Streetscape Manual**

It is important that Gravesham Borough Council should establish protocols with the highways authority (Kent County Council) and other stakeholders for the treatment of the public realm in all of their conservation areas. Historic England has provided a general manual for streetscapes in the South East Region in its *Streets for All* initiative. This urges local authorities to establish more detailed strategies for the care and enhancement of the public realm within their conservation areas. Kent County Council has produced a Kent Design Initiative which contains guidance on appropriate treatments in conservation areas.

- **ACTION 13:** *The Council will work with Kent County Council to prepare a Streetscape Manual for the historic areas of Gravesham. This should include the identification of suitable materials for paving, road surfaces, street furniture, and street lighting.*

### **Traffic signs and street lights**

Modern signs and notices can spoil the visual attractiveness of a conservation area. While signs, such as direction signs or parking signs, are necessary in areas open to motor traffic, over-provision of signage should be avoided. Where possible, street signage should therefore be kept to a minimum and carefully sited to avoid intruding on the sensitive historic environment.

The character appraisals have also identified the lack of a cohesive style of street lamp throughout the eight conservation areas, and in visual terms it would be ideal if a consistent height and lamp design were introduced incrementally as street lighting improvements are carried out.

- **ACTION 14:** *Working in partnership with Kent County Council, and resources permitting, the Borough Council will seek improvements to traffic signage and street lighting in the conservation areas of Gravesham.*

### **3.6 Trees and landscape management**

Trees make an important contribution to the parts of the eleven Rural conservation areas. A 'Tree Management Plan', that considered issues of amenity, practicality and, importantly, succession planning would reduce the need to take ad hoc decisions on a case-by-case basis. Of note is the need to discuss with Kent County Council the question of the control of street trees, particularly pollarding. A Management Plan, which will also bring the Council's list of Tree Preservation Orders up to date, will be subject to the necessary funding being available.

- **ACTION 15:** *Subject to the availability of resources, the Council will consider developing a Management Plan for the trees in Gravesend to recognise the contribution they make to the character of the historic environment, and make recommendations for lopping, removal or replacement. The Council will encourage Kent County Council to replace street trees where these were part of the original street layout and have been lost, or for new trees where they would complement the historic environment.*

The production of detailed guidance Gravesham Borough Council has provided guidance notes for the general public on 'Conservation Areas' and 'Listed Buildings', both adopted in

2005. These give the general public advice on these designations but may require updating soon. Further guidance is being prepared.

- **ACTION 17:** *The Council will consider preparing and issuing additional design guidance and leaflets as and when appropriate. This will include the following, subject to an assessment of the costs of production and availability of resources:*
  - Traditional window and door design;
  - The importance of historic details and traditional materials,
  - Protecting front gardens and boundary treatments,
  - The control of trees,
  - Loft conversions/ Dormer windows/ Rooflights,
  - Renewable energy (solar panels and wind turbines) and historic buildings.

Historic England and other organisations such as the Society for the Protection of Ancient Buildings (SPAB), The Victorian Society, and The Georgian Group, provide an excellent range of technical advice leaflets regarding listed buildings, traditional construction methods and materials. Contact details are provided at Appendix 6. Some of these leaflets, such as 'A Stitch in Time', a joint publication by the SPAB and the Institute of Historic Building Conservation (IHBC), provides particularly helpful information about traditional methods of repair and the importance of regular maintenance.

## 4. POLICIES FOR THE CONTROL OF THE HISTORIC ENVIRONMENT

### 4.1 Introduction

There is an increasing emphasis in planning policy on issues relating to the historic environment, and this is particularly important in the Borough of Gravesham, with its 24 conservation areas and more than 450 listed building entries. The Borough includes two major urban settlements, Northfleet and Gravesend, as well as a variety of attractive rural villages including such diverse settlements as Cobham, Meopham and the hamlet of Thong. Most of these are now designated as conservation areas. In addition, there are nine Scheduled Monuments in the Borough, including several which relate to the past use of Gravesham as a fortification and as a centre for industry and manufacturing.

It is important that this historic environment continues to be recognised and that local policies are included in the Local Plan or accompanying documents for their future protection. Most particularly, this could include the preparation of a Local List of significant buildings (see 4.2) for the whole Borough, and the incremental preparation of Conservation Area Character Appraisals and Management Proposals for all of Gravesham's conservation areas in due course. Additionally, the Council needs to ensure that all historic buildings within the Borough are well maintained and kept in a good state of repair, including making use of appropriate legislative powers to tackle poorly maintained buildings or sites, and Discontinuance Notices for poor quality advertisements.

- **Policy 1:** *The Borough Council will continue to promote the historic environment and will ensure that appropriate policies are included in the Local Plan and accompanying documents;*
- **Policy 2:** *The Council will encourage owners to undertake improvements and maintenance to their buildings, particularly where they lie within conservation areas or can be considered historic;*
- **Policy 3:** *The Borough Council will continue to make use of appropriate legislative powers to address cases where owners have consistently failed to maintain their properties, to the detriment of the surrounding environment;*
- **Policy 4:** *The Borough Council will consider serving Discontinuance Notices where owners or tenants have installed poor quality signage or advertising of whatever kind.*

### 4.2 The control of historic buildings

#### Listed Buildings

Listed building Consent is required for the demolition, alteration or extension of statutorily listed buildings. The policy context for this is set by central government in the NPPF. National policy is also given a local perspective in the Local Plan. There is current guidance for owners of listed buildings within the Borough on the Borough Council's website but this needs to be up-dated and expanded, as necessary.

- **Policy 5:** *The Borough Council will continue to assess applications for Listed Building Consent in line with Borough Council policy and guidance provided in the NPPF including the preparation, where appropriate, of archaeological desk- based assessment and/or field evaluation.*

## Locally listed buildings

Government advice is that the preparation of a List of Locally Significant Buildings is a useful planning tool. "Locally Listed' buildings are valued for their contribution to the local scene, or for their local historic associations, but are not considered to be of national importance, so they are usually not eligible for statutory listing. Policies to control them can be included in the Local Development Framework.

Gravesham Council does not currently maintain a formal list of locally significant buildings (usually called the 'Local List') either in Gravesend or elsewhere, although all buildings that were identified in the 1974 Listed Buildings Survey for their architectural or historic interest, but were not awarded a listing status, have been treated as 'Buildings of Local Interest' ever since when considering planning applications. Given the increasing interest in local listing nationally, subject to availability of resources, the council could consider developing a new Local List in order to give better recognition to the unique local historic environment. The first step would be for the Borough Council to agree criteria for the selection of buildings and structures for the Local List. Buildings could be added to the list as circumstances allow, for instance through the conservation area appraisal process, or by a systematic survey of the whole borough. Community involvement in the selection process will add weight to the list as a planning tool. It would also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions.

- **Policy 6:** *The Borough Council will consider the preparation of a Local List subject to the availability of resources, preparation to include:*
- *Adopting appropriate criteria*
- *Including provision for local listing in planning policy;*
- *Involving communities in the selection of buildings and structures.*

## Key Unlisted buildings

Conservation area character appraisals identify buildings that make a positive contribution to the character of the conservation area. In general, all listed and locally listed buildings in a conservation area will be regarded as 'positive'. However, there are often many more that, together, underpin the special interest of a place.

Government policy (as set out in the NPPF) is for a presumption in favour of retaining positive buildings and any proposals for their demolition must be considered against criteria similar to those for the demolition of listed buildings. It is important that owners and occupiers of property in conservation areas should be aware of whether their buildings are regarded as positive and also how applications for change or demolition will be judged.

- **Policy 7:** *The Council will ensure that local publicity for conservation areas will make clear the consequences of designation including the presumption in favour of retaining positive buildings;*
- **Policy 8:** *Applications for the demolition of any 'positive' building in a conservation area will be assessed in a similar way to applications to demolish a listed building, and the applicant will be expected to demonstrate why the building is beyond economic repair, and to prove that it has been offered on the open market as an alternative to demolition.*

Any works to buildings should refer to Natural England's Standing Advice, which covers protected species such as; bats, great crested newts, badgers, hazel dormice, water voles, wild birds, reptiles, protected plants, ancient woodland and veteran trees.

### 4.3 The control of conservation areas

It has already been described how current legislation affects conservation areas including the need to designate, appraise and manage them effectively. Apart from guidance contained in the NPPF, local policies also set out how the Borough Council will continue to monitor change and provide a rigorous planning regime.

- **Policy 9:** *The Borough Council will continue to carefully control all conservation areas within the Borough including, subject to the availability of resources, reviewing the areas' boundaries, providing Character Appraisals with Management Proposals on a five year cycle, and considering new areas for designation.*

### 4.4 The control of Scheduled Monuments and other archaeological features

Scheduled Monument Consent is currently required from Historic England for all works which affect a Scheduled Monument. The requirements for Consent are rigorous and even quite minor changes require Consent. Owners of Scheduled Monuments must therefore contact Historic England before commencing any work. Advice can also be provided by the archaeological team at Kent County Council.

Many of the Borough's conservation areas are intrinsically of archaeological potential and developers may be required to provide an Archaeological Evaluation before applications for development are determined by the Borough Council. Additionally, developers may be required by planning conditions to carry out archaeological investigation and recording. This could include and archaeological watching brief or historic building recording. . These constraints may also apply to other sites outside conservation areas.

- **Policy 10:** *The Borough Council will continue to monitor applications for development which affect Scheduled Monuments or sites of archaeological potential extremely carefully, and such applications may be refused if the significance of the site would be harmed by the proposals*

Any works to buildings should refer to Natural England's Standing Advice, which covers protected species such as; bats, great crested newts, badgers, hazel dormice, water voles, wild birds, reptiles, protected plants, ancient woodland and veteran trees.

### 4.5 Article 4 Directions

As detailed in Section 2 above, family houses have considerable permitted development rights that enable some alterations to be carried out without the need to obtain planning permission. These works include, for example, changes to doors, windows, roof materials or rainwater goods and the construction of minor extensions. Although they may be minimal in each case, such alterations can have a cumulative effect that is damaging to historic areas. Where this is a problem, an Article 4 Direction can be considered and, subject to the availability of resources the Borough Council will commission surveys of the Borough's conservation areas including the taking of individual building photographs and the recording of features such as window and door details, and roof materials. Subject to the availability of resources, the survey updating will take place every five years. New Article 4 Directions have been served incrementally in every conservation area since the beginning of 2008 which affect all family houses within the area. For more information, contact the Regeneration Section at the Borough Council or refer to the web site <http://www.gravesham.gov.uk/home/planning-and-building/heritage-and-conservation/article-4-direction>

- **Policy 11:** *Subject to the availability of resources, the Borough Council will continue to serve Article 4 Directions in all of the Borough's conservation areas.*

#### **4.6 Buildings at Risk and Section 215 Notices**

There is only one entry on the Historic England *Buildings At Risk Register* for the Borough of Gravesham. The Register only covers grade I and grade II\* listed buildings, which account for a very small percentage of the many listed buildings in the Borough.

However, a number of listed properties have been noted during the survey work for the character appraisals in Gravesham which are vacant or part-vacant, and appear to be at risk. The Borough Council has also established an Empty Properties Working Group, to record and monitor vacant properties, and will consider the use of relevant legislative powers in appropriate cases to ensure that these sites and buildings are improved.

- **Policy 12:** *Subject to the availability of resources, The Borough Council will consider the preparation of a borough-wide listed Building at Risk list which will be monitored on a regular basis, and subject to resources, will consider using appropriate legislative powers to secure remedial action.*
- **Policy 13:** *Subject to the availability of resources, the Borough Council will consider using its legislative powers to prevent sites and buildings, particularly within the Borough's conservation areas, becoming detrimental to their surroundings.*

## **5. SITE SPECIFIC ACTIONS**

In addition to the general proposals for action and policies which are detailed in the proceeding chapters, specific issues face each of the eleven conservation areas and have been identified in the relevant Character Appraisal for each.

### **5.1 CHESTNUT GREEN CONSERVATION AREA**

#### **5.1.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

#### **5.1.2 Conservation area boundary review**

The possibility of extending the conservation area to include the whole of the registered village green of Shorne Common Rough has been considered and included in the conservation area.

#### **5.1.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

#### **5.1.4 Uses and vitality**

The village appears to be essentially mono-cultural in that its main purpose is as a dormitory and retirement settlement. There seems little likelihood of this changing. The local public house, the See Ho, is outside the conservation area, along the road to the east.

#### **5.1.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

#### **5.1.6 Highways and traffic/parking**

As discussed earlier, vehicles and any pedestrians use the same road space through most of the conservation area and within the built-up parts of the village where there could be risk to the pedestrians. It may therefore be worth considering some form of traffic management scheme along The Ridgeway where it passes through the conservation area.

The issue of car parking by householders immediately alongside the historic terrace comprising nos. 1 to 6 The Ridgeway might be addressed within a comprehensive traffic-calming scheme that would improve the situation

It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

#### **5.1.7 Enhancement potential**

A traffic management scheme along The Ridgeway within the village might give the opportunity for some associated conservation area enhancement of building settings through improvement to kerb lines, footpaths and surface finishes etc.

Changes to the appearance of the front boundaries of private front gardens in the centre of the conservation area along The Ridgeway might help to improve conservation area

character there. This might be achieved by the planting of more visually enclosing hedges at the back of the footways or at the highway edge where a footpath is lacking.

#### **5.1.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to implement works to them.

The above control is particularly important as mature Chestnut trees make a key contribution to the character of part of the village.

## **5.2 CHURCH STREET HIGHAM CONSERVATION AREA**

### **5.2.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.2.2 Conservation area boundary review**

No amendments to the conservation area boundary are considered necessary.

### **5.2.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.2.4 Uses and vitality**

The village appears to be essentially mono-cultural in that its main purpose is as a residential settlement. There seems no likelihood of this changing. The former traditional farmstead has been converted to residential use. There is one very large modern working farm building towards the perimeter of the conservation area.

### **5.2.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.2.6 Highways and traffic/parking**

There appear to be no significant problems in conservation area terms arising from these matters.

### **5.2.7 Enhancement potential**

The opportunity should be taken when it arises to improve the appearance of the car park to the former Sun Inn.

Character area 6 (the start of Higham Common) is losing its original character due to scrub invasion, spreading from its west end. In addition the large pond in this area is overgrown by water plants. Ideally a scheme to return the area to its historic open character as the first stage in the route from the village to the Thames shore should be considered.

### **5.2.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

## **5.3 COBHAM CONSERVATION AREA**

### **5.3.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.3.2 Conservation area boundary review**

No amendments to the conservation area boundary are considered necessary.

### **5.3.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.3.4 Uses and vitality**

The village is largely residential in character with much fewer localised services than in the past. The village shop and the three public houses are its only remaining commercial outlets. However the church remains important and Cobham does possess a junior school, a thriving village hall and very extensive playing fields with generous sports pavilions. All this is indicative of a thriving local social life.

### **5.3.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.3.6 Highways and traffic**

The present traffic calming and pedestrian protection scheme extending from the east end of the village to approximately opposite the village pump appears to be successful. Traffic management measure should now be considered for the Sole Street junction opposite Owletts. It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

### **5.3.7 Enhancement potential**

As noted earlier problems arise due to the character, scale and extent of the road junctions between The Street and Lawrence Drive and between Battle Street and Sarsens Close. Those on The Street might be ameliorated by re-visiting the present highway vision splays and planting scheme (i.e. grass); little can be done to improve the Battle Street junction design, however.

The out of character nature of the modern buildings immediately west of the Lawrence Drive/The Street junction. This situation might be improved by a small localised planting scheme in front of the buildings to help soften their impact a little.

The character of the car parks of the village's three public houses and of the village shop is also identified as problematic. Progress here could only be made if the commercial bodies involved were prepared to improve the appearance of these areas.

As mentioned above, traffic-calming measures in the vicinity of the Sole Street junction should be considered so that motorists realise that they are entering the village, vehicle speeds are slowed and local pedestrian safety is enhanced.

As a focal point at the eastern end of the village, Street furniture and the setting of the War Memorial would benefit from sensitive rationalisation and enhancement.

#### **5.3.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection and permission is required from the Local Planning Authority to undertake works to them.

## **5.4 HARVEL CONSERVATION AREA**

### **5.4.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.4.2 Conservation area boundary review**

No amendments to the conservation area boundary are considered necessary

### **5.4.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.4.4 Uses and vitality**

As noted earlier, Harvel today is largely a dormitory settlement. It has an historic core with the addition of a small estate of former council houses and a small modern private development around a new cul-de-sac. Its two community buildings are its village hall and cricket pavilion; these indicate that the village remains a local centre for its hinterland. Its public house continues to provide the other, traditional, community service.

### **5.4.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.4.6 Highways and traffic**

There are considered to be no issues under this head.

### **5.4.7 Enhancement potential**

The street frontage to the Amazon and Tiger public house and to its car parks. Local enhancement might be achieved through a carefully considered planting scheme at the back of highway along the full length of the street frontage of the public house and its car parks (excepting of course at its car park entry/exit points). The intention would be to visually enclose and separate the public road from the car parks where at the moment space 'flows' between the two. This might be by means of a low hedge, perhaps inter-planted with native species trees at intervals.

Consideration should be given, should the opportunity arise, to the improvement of the appearance of the street-frontage of the raised parking area in front of The Elms.

### **5.4.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

## **5.5 HOOK GREEN CONSERVATION AREA**

### **5.5.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.5.2 Conservation area boundary review.**

No amendments to the conservation area boundary are considered necessary.

### **5.5.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.5.4 Uses and vitality**

With the exception of the restaurant at the former Fox and Hounds pub, the conservation area is today essentially a dormitory settlement.

### **5.5.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.5.6 Highways and traffic**

There are no highway and traffic issues within the conservation area

### **5.5.7 Enhancement potential**

The car park of the former Fox and Hounds public house has been identified as a negative feature within the conservation area. The planting of some form of tree or shrub screen along the back of pavement here would improve things considerably.

### **5.5.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection and permission is required from the Local Planning Authority to undertake works to them.

Mature trees within the Green make important contributions to its character.

## **5.6 LOWER HIGHAM CONSERVATION AREA**

### **5.6.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.6.2 Conservation area boundary review**

The south-west boundary of the conservation area between Canal Road and the bridge to Chequers Street follows the property boundary between private gardens and railway land. . The conservation area boundary has been moved further to the south west, to run the boundary parallel to its previous line, along between the railway tracks and the south west bank of the former canal..

At the initial public consultation in October 2008 it was suggested that, following analysis, the conservation area boundary might be extended to include nearby areas comprising the site of the former canal wharf and the line of the former canal/present railway and cutting, and the railway station, from the railway bridge as far as the tunnel mouth. The proposition has now been carefully examined. It is considered that while the isolated group of station buildings might benefit from the protection given by conservation area status, the larger area that was proposed for possible inclusion here contributes little to the character of the conservation area. Again, the site of the former wharf contributes nothing to existing conservation area character, isolated and concealed as it is from the village. Additionally, as now a piece of open field, the wharf site would not be protected from agricultural changes by including it within the conservation area.

### **5.6.3 Alterations to buildings**

It is evident that well-intentioned, but unsympathetic changes, especially to doors, windows and roofs, have a cumulative effect that is damaging to the character of the conservation area. The putting in place of an Article 4 Direction would bring many of these small incremental changes under the remit of the planning system.

### **5.6.4 Highways and traffic**

General traffic through the village and the regular use of part of the roads through the village by heavy lorries, all with consequent danger to pedestrians, have been identified as negative factors within the conservation area. Consideration should be given to an appropriate traffic management scheme.

It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

**5.6.5** There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.6.6 Enhancement potential**

Enhancement might be gained by highway works arising out of point 9.4 above. Different kinds of road finish, road narrowing and speed humps can, if sensitively used, enhance local character.

The present appearance of the privately owned, publicly visible, 'service' space between the rear of Dairy Farm house and its former agricultural buildings has been identified as a negative feature of the conservation area. There is potential for enhancement here and the opportunity should be taken, should occasion arise, to develop a coherent

landscape/streetscape scheme for the whole of the area between the public highway, the farmhouse the farm buildings.

The generally belt and braces nature of certain adjacent-to-the-street car parking arrangements in part of the village could undergo some enhancement; at its most basic this would take the form of substituting, say, 'grass-crete' or its equivalent for broken tarmac and earth. Implementation would be a matter for the private sector rather than the Council.

#### **5.6.7 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

## **5.7 MEOPHAM GREEN CONSERVATION AREA**

### **5.7.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.7.2 Conservation area boundary review**

No amendments to the conservation area boundary are considered necessary.

### **5.7.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.7.4 Uses and vitality**

The Baptist Chapel is a religious focus for quite a widely spread area. The village hall, just outside the conservation area, also makes a valuable contribution to the social life of the village. The village cricket club is likewise important, with cricket matches bringing the green to life in the summer. The two public houses continue in their traditional roles, although the windmill café is currently vacant. Other commercial activity shows in the art gallery and the two or three small businesses.

The windmill itself is opened to the public during the summer season. For the rest, the conservation area is today essentially a dormitory where many people travel elsewhere to work or alternatively where they have decided to take their retirement.

### **5.7.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.7.6 Highways and traffic**

Traffic management measures and footway improvements in the south west corner of the conservation area along the A 227, might help to make this location more pedestrian-friendly. It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

### **5.7.7 Enhancement potential**

Local streetscape enhancement could arise from the traffic calming measures suggested above.

Should the opportunity arise, the gravel and tarmac finish of the private drives and turning heads at the north end of the separate, most northerly, part of the Green might be replaced by 'grasscrete' or something similar. This would return the appearance of this area to its original, grassed character, thus enhancing the appearance of the conservation area.

### **5.7.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

The above control is particularly important as mature trees within the Green make important contributions to its character.

## **5.8 QUEENS FARM CONSERVATION AREA**

### **5.8.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.8.2 Conservation area boundary review**

No amendments to the conservation area boundary are considered necessary.

### **5.8.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.8.4 Uses and vitality**

The historic farmstead and farmhouse are going completely out of agricultural use. The very large sheds built partly within the conservation area form the replacement steading. The rest of the conservation area will no doubt become a dormitory for those working elsewhere in due course.

### **5.8.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.8.6 Highways and traffic**

Traffic movements have increased as a result of commercial operations and residential conversion of the farmstead. Access to the marshes and cycle route via Shorenmead Crossing requires some form of protection through traffic calming and management. It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

### **5.8.7 Enhancement potential**

The historic farm buildings at Queens Farm. These have ceased to be in agricultural use and are at the moment vacant. This situation has the potential, through future dereliction, to cause detriment to the character of the conservation area. The Council will take all steps to ensure the future of the buildings and the maintenance of their contribution to local sense of place.

### **5.8.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection and permission is required from the local planning authority to undertake works to them.

## **5.9 SHORNE CONSERVATION AREA**

### **5.9.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.9.2 Conservation area boundary review**

It is suggested that there is no reason to extend the boundary of the conservation area as the present designation already covers all those areas of special architectural or historic interest within and around the village.

### **5.9.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.9.4 Uses and vitality**

The village's activity as a local centre arises from the presence of its religious buildings, a substantial village hall located in a key position, a relatively new primary school and a doctors' surgery. In addition there are three modern purpose built shops, (a general store, a florists and an interior furnishings shop) opposite the village hall and one public house, the Rose and Crown.

### **5.9.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.9.6 Highways and traffic**

Vehicles and pedestrians compete for road space at the northern end of The Street, with some risk to the pedestrians. The blind corner of the dog leg at the opposite end of The Street also carries some pedestrian risk. -Vehicle speeds through the village are excessive at times, particularly when there are no road-side parked cars and it is worth considering a comprehensive traffic calming scheme. Reducing the opportunity to park at the roadside in the northern part of The Street would be to the advantage of pedestrians there.

It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

### **5.9.7 Enhancement potential**

The present appearance and layout of the centre of the village on The Street is as noted earlier, considered detrimental to the character of the conservation area. Where the entry to Manor Field road and the village hall car park abut the conservation area there may be scope for new landscaping works/planting to bring some enclosure back to this side of The Street. Combined with street improvement works to give some road space in the north part of The Street back to pedestrians, this could enhance conservation area character.

Should the site of the three shops in the village centre ever be redeveloped the opportunity should be taken to ensure that any new design makes a better visual contribution to conservation area character than the present building.

Opportunity should be taken if and when it arises, to improve the visual character of the present car park entry beside the Rose and Crown public house at its junction with the highway.

#### **5.9.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the Local Planning Authority to undertake works to them.

## **5.10 THE STREET MEOPHAM CONSERVATION AREA**

### **5.10.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.10.2 Conservation area boundary reviewed**

Most of the visually enclosed landscape 'compartment' immediately east of Meopham Court is outside the present conservation area boundary. Given its close visual linkage to the house and given also that it contains a great walled Victorian vegetable garden, the conservation area boundary now includes all of this area and its surrounding, and defining, hedge-and-woodland belts.

### **5.10.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.10.4 Uses and vitality**

The Church is a focus for quite a widely spread parish and the new church hall gives an extra dimension to that focus. The George Inn offers a different, secular focus. For the rest, the Conservation Area is today essentially a dormitory settlement with many people travelling elsewhere to work.

### **5.10.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.10.6 Highways and traffic**

Traffic-calming measures in the area around Church Cottages and St. St John the Baptist's church and more particularly around the junction of The Street with Wrotham Road might help to make these locations more pedestrian-friendly.

### **5.10.7 Enhancement potential**

Local streetscape enhancement could arise from the traffic calming measures suggested above. Any traffic calming proposals should be carefully worked out and detailed to produce improved visual settings for the buildings as well as improved pedestrian safety.

### **5.10.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

## **5.11 THONG CONSERVATION AREA**

### **5.11.1 Definition of issues**

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

### **5.11.2 Conservation area boundary review**

No amendments to the conservation area boundary are considered necessary.

### **5.11.3 Alterations to buildings**

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

### **5.11.4 Uses and vitality**

The historic farmsteads and farmhouses are close to going completely out of agricultural use. Two very large sheds built in the centre of the conservation area form a partial replacement farm steading. The planned buildings of the original smallholdings appear to have been given over in large part to other uses. Much of the rest of the conservation area is no doubt already a dormitory for those working elsewhere.

### **5.11.5 Locally listed buildings**

There is no adopted comprehensive Local List for the Borough and, subject to the availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

### **5.11.6 Highways and traffic**

Potential conflict between pedestrians and traffic and the latter's effect on the character of the conservation area, arising from the degree of use of Thong Lane, was discussed earlier. A comprehensive traffic-calming scheme could improve the situation. It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

### **5.11.7 Enhancement potential**

Enhancement of Thong lane where it passes through the conservation area might be achieved under the traffic-calming scheme referred to above. If thoughtfully designed, strategies such as changes in the character of the road surface, narrowing of the carriageway in places and the introduction of sections of pedestrian footway, can all contribute to improvement in local 'sense of place'.

### **5.11.8 Trees**

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

## **6. DELIVERING THE MANAGEMENT PROPOSALS**

### **6.1 Introduction**

It is important that the eleven conservation areas which lie within Gravesham's rural areas should continue to be preserved and enhanced and that no further losses of historic features, including buildings and open spaces, are allowed. Achieving the difficult balance between economic vitality and positive change, and the protection of the vulnerable historic environment, must surely be the principal challenge for the Borough Council at the beginning of the 21<sup>st</sup> century. Constant, and most importantly consistent, management to control any necessary changes is needed so that the special character and appearance of each of the conservation areas is not adversely affected.

The Conservation Area Character Appraisals for the eleven conservation areas have identified the varied issues facing these areas, many of which are common to some or all of the eleven areas. These issues can be addressed by the Borough Council utilising the full range of available policies provided by national guidance and the Local Plan, as well as the generic actions recommended in Section 3, the policies recommended in section 4, and the site specific actions recommended in section 5.

These recommendations can only be effective, however, if they are actually implemented. A draft Action Plan at Appendix 3 sets out the principal tasks in immediate, medium and long-term timescales over the next few years. Following full public and stakeholder consultation, it may be considered appropriate for the Borough Council to prepare a more detailed Action Plan for the town centre which will include other initiatives, such as the work currently taking place under the Heritage Quarter banner. Indeed, any Action Plan should be seen as part of an evolving process and regular monitoring and evaluation of possible actions forms part of the successful implementation of any Action Plan. As with any programme, it is also important that responsibility for the actions is accepted by the various stakeholders and that any detailed Action Plan assigns tasks to specific teams or individuals so that they can be included in their work programmes.

### **6.2 Expectations**

#### **Gravesham Borough Council**

The designation and review of conservation areas are legal requirements. In support of these statutory duties, the Borough Council can be expected to commit adequate resources by ensuring it has access to the necessary skills and that it adopts appropriate policies. It should also ensure that communities are sufficiently informed about the implications of designation so that they too can play their part. The public meeting which has been held in association with the production of the Character Appraisals, and the extensive public consultation on those documents and these Management Proposals, should help to ensure that the community of Gravesend feels a sense of ownership of the documents. This will help ensure that the recommendations can be implemented effectively and with full public support.

Although the administration of conservation areas is largely a planning function, there are many other actions that can impact on character and appearance, for instance the maintenance of public buildings and highways. It is important, therefore, that Borough Council departments and their partners ensure that existing controls, such as planning permissions, building control, fire regulations and highways standards, are applied in the best interests of the eight conservation areas. Standards designed for modern environments should not be applied unthinkingly to conservation areas and buildings that have stood the test of time. The Borough Council can therefore be expected to be sensitive to the special interest of the Gravesham conservation areas and their many listed buildings in exercising

development control. The same can be expected for the South Thames Gateway Building Control Partnership which provides the building control services for the borough. Similarly, the Fire Officer, who administers the requirements of the fire regulations, and Kent County Council Highways Department, who have responsibility for highways matters, should also be aware of the need to 'preserve or enhance' the historic environment. The appointment of an Historic Environment Champion, as recommended in 3.1, would also assist the Borough Council in achieving its conservation objectives.

### **Owners and residents**

Those who live and work in the conservation areas are expected to recognise the collective benefits they enjoy. For this, they must understand the need to take a contextual view of any proposals, rather than acting in isolation. Some degree of change is inevitable in conservation areas and the issue is often not so much whether change should happen, but how it is undertaken. Owners and residents can minimise the likelihood of their proposals being rejected by employing skilled advice when preparing development proposals, by avoiding unrealistic aspirations, and by consulting with the Borough Council conservation team at an early stage in the formulation of their proposals.

### **Community involvement**

It is important that communities are well-informed about the qualities of their conservation areas and of the opportunities for enhancing them. While the Borough Council is a useful source of advice, there is a significant role for amenity societies and other stakeholders to explain what matters, what is possible, what is expected and what has been achieved elsewhere. Indeed, this document has been drawn up with the help and co-operation of local residents and representatives from the business community.

## **6.3 Programme**

It should be noted that the delivery of all of the recommendations in this document depend on the availability of staff resources within the Borough Council, and that some of them are also dependent on external funding, so the implementation of some actions may be delayed or may even have to be abandoned.

Appendix 3 contains a draft Action Plan for the implementation of these recommendations. **Immediate** tasks are generally those that can be adopted without reference to other programmes including resource planning. They should be capable of being completed within the next year. **Medium-term** goals are those that require preparation but could be implemented within the next 1-3 years.

## **6.4 Commitment and adoption**

It is important that the Borough Council and its partners should commit themselves corporately to the delivery of an Action Plan based on these Management Proposals so that individual tasks are built in to the work programmes of teams and individuals. It is also important that the Character Appraisals and the Management Proposals are adopted by the Borough Council as Development Plan Documents (DPP) so that they inform the Local Development Framework and carry due weight in the consideration of planning proposals.

## **6.5 Monitoring and review**

The efficient delivery of a conservation service and the implementation of the recommendations included in these Management Proposals require regular monitoring. The Borough Council is therefore expected to undertake:

- The application of conservation policies in a fair and consistent way;
- The continuous monitoring of the Borough Council methods and procedures to ensure that the historic environment is being adequately controlled;
- The monitoring of change within the eleven conservation areas including the updating of a photographic baseline, subject to the availability of funding, which should never be more than five years old;
- The review of the eleven Conservation Area Character Appraisals and management proposals on a five-year basis, subject to the availability of resources..

## APPENDICES

### Appendix 1 SUMMARY OF GENERIC ACTIONS

#### The development control process

- **ACTION 1:** *The Borough Council will adopt a consistent interpretation of what it considers to be a 'material' change, particularly in conservation areas.*

#### Promotion and awareness

- **ACTION 2:** *The Council will encourage a good understanding of historic environment issues across its departments and promote consistent decision making by encouraging both staff and councillors to take advantages of training opportunities through such schemes such as Historic England's HELM initiative.*

#### Conservation advice within the Borough Council

- **ACTION 3:** *The Council will consult its conservation officer on all development control proposals affecting the character of conservation areas and their setting.*

#### New development

- **ACTION 4:** *Overall, the Council will:*
  - *Encourage pre-application • discussions,*
  - *Ensure that applications are • accompanied, where appropriate, by detailed 'Conservation Statements',*
  - *In Conservation Areas, where the • appearance of a building has suffered from the loss of original architectural features and unsympathetic alterations, the Council will seek the reversal of unsympathetic alterations and the re-instatement of appropriate traditional architectural features using traditional materials as part of a planning application,*
  - *In conservation areas, the Council • will encourage the replacement of buildings identified on the Townscape Appraisal Map as making a negative contribution to the character and appearance of the conservation area.*

#### The role of an Historic Environment Champion

**ACTION 5:** *The Borough Council will consider appointing an Historic Environment Champion to raise the profile of heritage issues within the Council.*

#### Community involvement

**ACTION 6:** *The Borough Council will seek stronger ties with local bodies and interest groups and promote the continued involvement of the local community in managing and enhancing the character of its conservation areas.*

**ACTION 7:** *The Borough Council will reach out to all sections of the community in its consultation process and use reasonable means in which to engage as many different groups and individuals as possible.*

- *An assessment of the impact of the Council's policies on all sections of the community will also be carried out.*

**ACTION 8:** *The Borough Council could consider establishing a Conservation Area Advisory Committee to provide detailed advice on policies and applications which affect the Borough's conservation areas.*

### **Shopfronts and advertising**

**ACTION 9:** *The Borough Council will publish detailed guidance on shop front design and advertisements in historic areas.*

**ACTION 10:** *The Council will ensure that all proposed advertisements accord with Policy TC8 (Saved Policy, September 2014) from the Local Plan 1<sup>st</sup> Review (1994), Core Strategy Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment and any subsequent relevant policies from the forthcoming Site Allocations and Development Management Policies as and when adopted.*

**ACTION 11:** *The Council will ensure that all planning applications for shopfronts accord with Policy TC9 (Saved Policy, September 2014) from the Local Plan 1<sup>st</sup> Review (1994), Core Strategy Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment and any subsequent relevant policies from the forthcoming Site Allocations and Development Management Policies as and when adopted.*

### **Regeneration and the role of grant aid**

**ACTION 12:** *Subject to the availability of match funding, the Borough Council will consider applying to the Heritage Lottery Fund, to the DCLG or to English Heritage or other appropriate bodies for an appropriate grant scheme.*

### **Highways and the public realm**

**ACTION 13:** *The Council will work with Kent County Council to prepare a Streetscape Manual for the historic areas of Gravesham. This should include the identification of suitable materials for paving, road surfaces, street furniture, and street lighting.*

**ACTION 14:** *Working in partnership with Kent County Council, and resources permitting, the Borough Council will seek improvements to traffic signage and street lighting in the conservation areas of Gravesham..*

### **Trees and landscape management**

**ACTION 15:** *Subject to the availability of resources, the Council will consider developing a Management Plan for the trees in Gravesend to recognise the contribution they make to the character of the historic environment, and make recommendations for lopping, removal or replacement. The Council will encourage Kent County Council to replace street trees where these were part of the original street layout and have been lost, or for new trees where they would complement the historic environment.*

**ACTION 16:** *In considering applications for new development, the Borough Council will seek to improve connections to the riverside and to protect the quality of the river foreshore.*

### **The production of detailed guidance**

**ACTION 17:** *The Council will consider preparing and issuing additional design guidance and leaflets as and when appropriate. This could include the following:*

- The importance of historic details and traditional materials
- Protecting front gardens and boundary treatments
- The control of trees
- Loft conversions/ Dormer windows/ Rooflights
- Renewable energy (solar panels and • wind turbines) and historic buildings

## **Appendix 2 SUMMARY OF POLICIES**

### **Control of the historic environment**

**Policy 1:** *The Borough Council will continue to promote the historic environment and will ensure that appropriate policies are included in the Local Plan Core Strategy and accompanying documents.*

**Policy 2:** • *The Council will encourage owners to undertake improvements and maintenance to their buildings, particularly where they lie within conservation areas or can be considered historic..*

**Policy 3:** *The Borough Council will consider serving S215 Notices where owners have consistently failed to maintain their properties, to the detriment of the surrounding environment.*

**Policy 4:** *The Borough Council will consider serving Discontinuance Notices where owners or tenants have installed poor quality signage or advertising of whatever kind.*

### **The control of historic buildings**

#### **Listed Buildings**

**Policy 5:** *The Borough Council will continue to assess applications for Listed Building Consent in line with Borough Council policy and guidance provided in the NPPF including the preparation, where appropriate, of an archaeological evaluation.*

#### **Locally listed buildings**

**Policy 6:** *Subject to the availability of resources the Borough Council will ensure that resources are allocated to the preparation of a Local List including:*

- *Adopting appropriate criteria*
- *Including provision for local listing in planning policy*
- *Involving communities in the selection of buildings and structures*

#### **Key Unlisted buildings**

**Policy 7:** *The Council will ensure that local publicity for conservation areas will make clear the consequences of designation including the presumption in favour of retaining positive buildings;*

**Policy 8:** *Applications for the demolition of any 'positive' building in a conservation area will be assessed in a similar way to applications to demolish a listed building, and the applicant will be expected to demonstrate why the building is beyond economic repair, and to prove that it has been offered on the open market as an alternative to demolition.*

### **The control of conservation areas**

**Policy 9:** *The Borough Council will continue to carefully control all conservation areas within the Borough including, subject to the availability of resources, reviewing the areas' boundaries, providing Character Appraisals with Management Proposals on a five year cycle, and considering new areas for designation.*

## **The control of Scheduled Monuments and other archaeological features**

**Policy 10:** *The Borough Council will continue to monitor applications for development which affect Scheduled Monuments or sites of archaeological potential extremely carefully, and such applications may be refused if it appears that the archaeological site is under threat in anyway.*

## **Article 4 Directions**

**Policy 11:** *The Borough Council will continue to review existing Article 4 Directions and consider the preparation of Article 4 Directions where none exist in the Borough's conservation areas, subject to the availability of resources.*

## **Buildings at Risk and Section 215 Notices**

**Policy 12:** *Subject to the availability of resources, The Borough Council will consider the preparation of a borough-wide listed Building at Risk list which will be monitored on a regular basis, and subject to resources, will consider using appropriate legislative powers to secure remedial action.*

**Policy 13:** *Subject to the availability of resources, the Borough Council will consider using its legislative powers to prevent sites and buildings, particularly within the Borough's conservation areas, becoming detrimental to their surroundings.*

### Appendix 3 ACTION PLAN

#### Immediate (within the first year)

| <b>Action:</b>          | <b>Achieved by:</b>                                                                                                                                                                               | <b>Responsibility:</b>                   |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Adoption                | Adopt the eleven conservation area Character Appraisals and the accompanying Management Proposals as a Supplementary Planning Document to the Local Plan Core Strategy                            | Planning & Regeneration Department GBC   |
| Designations            | Amend the various conservation area boundaries , as recommended in the Character Appraisals                                                                                                       | Planning & Regeneration Department GBC   |
| Conservation Management | Consider the appointment of an Historic Environment Champion                                                                                                                                      | Planning & Regeneration Department GBC   |
|                         | Publish Supplementary Planning Guidance on Shopfronts and Advertisements                                                                                                                          | Planning & Regeneration Department GBC   |
|                         | Ensure that conservation policies are adequately represented in the content and priorities of the Local Plan Core Strategy                                                                        | Planning Policy Section GBC              |
|                         | Ensure the development control team makes the best use of 'materiality' and the other policies in the Management Proposals to address changes in and on the edges of the eight conservation areas | Development Management Section GBC       |
|                         | Start programme of Article 4 Directions                                                                                                                                                           | Regeneration Section GBC                 |
| Local List              | Agree the draft criteria for a Local List; consult with local amenity organisations and start drawing up a draft list                                                                             | Planning and Regeneration Department GBC |
| Education               | Encourage relevant officers and councillors to undertake training in the historic environment                                                                                                     | Democratic Services GBC                  |
| Procedures              | Ensure that the conservation officer is consulted on all planning application in or adjacent to conservation areas, as well as applications for LBC and CAC                                       | Development Management Section GBC       |

#### Medium Term (within three years)

| <b>Action:</b> | <b>Achieved by:</b>                               | <b>Responsibility:</b> |
|----------------|---------------------------------------------------|------------------------|
| Conservation   | Provide Guidance Notes on a range of other issues | Planning &             |

|                               |                                                                                                                                                                                                          |                                          |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| policy                        | such as: Importance of historic details and traditional materials: Protecting front gardens and boundary treatments; The control of trees; Loft conversions/Dormer windows/Rooflights; Renewable energy. | Regeneration Department GBC              |
| Grant aid                     | The Borough Council could consider applying to HLF, DCLG, English Heritage or other body as appropriate for a conservation area grant scheme (subject to the availability of match funding)              | Regeneration Section GBC                 |
| Highways and the public realm | Prepare a Streetscape Manual and discuss possible enhancements to the public realm                                                                                                                       | Kent County Council                      |
| Buildings at Risk             | Prepare a Buildings at Risk Strategy                                                                                                                                                                     | Regeneration Section GBC                 |
| Site by site                  | Prepare a programme of specific site-by-site enhancements based on the recommendations in section 5 (where the Borough Council is able to control future actions)                                        | Planning and Regeneration Department GBC |
| Trees                         | Produce a Tree Management Plan                                                                                                                                                                           | Planning GBC                             |

## **Appendix 4**

### **LOCAL LIST – DRAFT CRITERIA**

#### **1 Purpose of a Local List**

Buildings that are listed nationally are protected by law. They tend to be buildings of higher quality and generally date from before 1840. The purpose of a Local List is to identify **locally** significant buildings and other features which may not be considered eligible for statutory listing.

#### **2 The effect of local listing**

The protection of buildings or other features which are Locally Listed can be achieved through policies in the Local Plan, or in Supplementary Planning Document. The identification of these special buildings or features is also best achieved through consultation with local communities, giving them 'ownership' of the Local List and helping to inform and enlighten local knowledge.

Although there is no statutory protection for such buildings, local listing can be a material consideration to be taken into account in determining planning applications.

#### **3 Principles of selection**

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character, and cultural value of the Borough of Gravesham. They include the following:

- Buildings which have qualities of age, style, materials and detailing
- Well detailed historic shopfronts
- Historic structures such as walls or railings
- Historic street furniture including paving, post boxes, bollards, or street lighting
- Former industrial sites (where scheduling as an 'Ancient Monument' is not appropriate), which have particular local significance
- Other features which have historical or cultural significance, perhaps by association with a famous person or event.

They should all survive in a clearly recognisable form, with their historic features and layouts still present. Some selection of the better examples of these buildings or structures will be necessary, so in some cases the most authentic and interesting of a group of buildings may be Locally Listed, rather than the whole group. It is likely that most of the entries will date from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> century, but recent buildings of outstanding quality could be considered.

#### **4 Categories**

In summary, the Local List for the Borough of Gravesham could include the following categories:

##### **(i) BUILDINGS**

These may include:

- Buildings designed by a particular architect or designer of regional or local note

- Good examples of well designed domestic buildings which retain their original details and materials
- Good examples of educational, religious or community buildings which retain their original details and materials;
- Landmark buildings or structures of notable design
- Buildings or structures of which contribute to our understanding of the development of the area.

## **(ii) STRUCTURES**

These may include:

- Notable walls or railings
- Street lighting
- Bollards
- Street surfaces
- Post boxes

## **(iii) HISTORIC ASSOCIATION**

These must be well documented and may include:

- Any building or structure which has a close association with famous people or events
- Any building or structure which has a close association with an important local feature including statutorily protected sites or buildings.