

PLANNING & HERITAGE STATEMENT

REF:
DHA/34516

DATE:
FEBRUARY 2025

SITE:
DUESDEN OAST, TENTERDEN ROAD, BIDDENDEN, TN27 8BJ

CLIENT:
MR. R. AND MRS. L. SIMS

1.1 INTRODUCTION

- 1.1.1 This Statement has been prepared on behalf of Mr. R. and Mrs. L. Sims in support of a Householder Planning Application for an extension to the property via the erection of a second roundel at Duesden Oast, Tenterden Road, Biddenden, TN27 8BJ.
- 1.1.2 The proposed development seeks to provide a two-storey traditionally designed roundel, which is sought to restore the historic appearance of Duesden Oast, whilst providing additional floorspace and a more functional internal layout.
- 1.1.3 This Statement provides an overview of the Application Site (hereafter 'the Site') and proposals. It assesses the planning merits of the scheme with regard to any relevant planning history and the applicable Planning Policy Framework, subsequently concluding that the proposal is acceptable in planning terms and therefore Planning Permission should be granted.

1.2 DOCUMENTS AND PLANS

- 1.2.1 This Statement summarises the proposed development and appraises it in the context of the relevant Planning Policy requirements, it should be read together with the following documents and plans:

DOCUMENT	REFERENCE	AUTHOR
Application Forms and Ownership Certificate	N/A	AV Architects
Planning and Heritage Statement	DHA/34516 (this document)	DHA Planning
Design and Access Statement	23021-DAS-02	AV Architects
Location Plan	23021-SIT-001-P3	
Existing Site Plan	23021-SIT-002-P3	
Proposed Site Plan	23021-SIT-003-P3	
Proposed Ground Floor Plan	23021-GEA-001-P3	

Proposed First Floor Plan	23021-GEA-002-P3
Proposed Roof Plan	23021-GEA-004-P2
Proposed West Elevations	23021-GEA-005-P3
Proposed South Elevations	23021-GEA-006-P3
Proposed North Elevations	23021-GEA-007-P3
Proposed East Elevations	23021-GEA-008-P2

TABLE 1: SUBMITTED DOCUMENTS

1.3 SITE AND SURROUNDINGS

- 1.3.1 The Site comprises Duesden Oast, a residential dwelling, which is accessed from Tenterden Road (A262) via a private driveway. The dwelling itself is situated south of the existing detached properties, 'The Oaks' and 'Duesden'.
- 1.3.2 Duesden Oast is a detached two-storey property that is of a traditional Kentish design and finish, featuring red brick to the existing roundel and to the ground floor of the property, with white weatherboarding to the first floor. In terms of roof form, the dwelling features a gable end to the south (i.e., addressing the roundel) and a hipped end to the north which is finished with clay tiles. The structure of the historic second roundel is visible immediately south of the dwelling, with the foundations currently in use as a patio. The full reasons for the loss of the second roundel are not known, however, it is understood that this may have been due to subsidence.
- 1.3.3 The Site is characterised by sporadic rural residential development. To the north and east, it is bordered by Duesden and its grounds. The northern boundary also incorporates the Site's access from Tenterden Road. To the west, the Site adjoins land associated with the 'Willow Pond'. To the south, the land transitions into open countryside. The property is positioned well back from the road and, apart from Duesden, is set within a spacious plot, separated from other nearby dwellings.

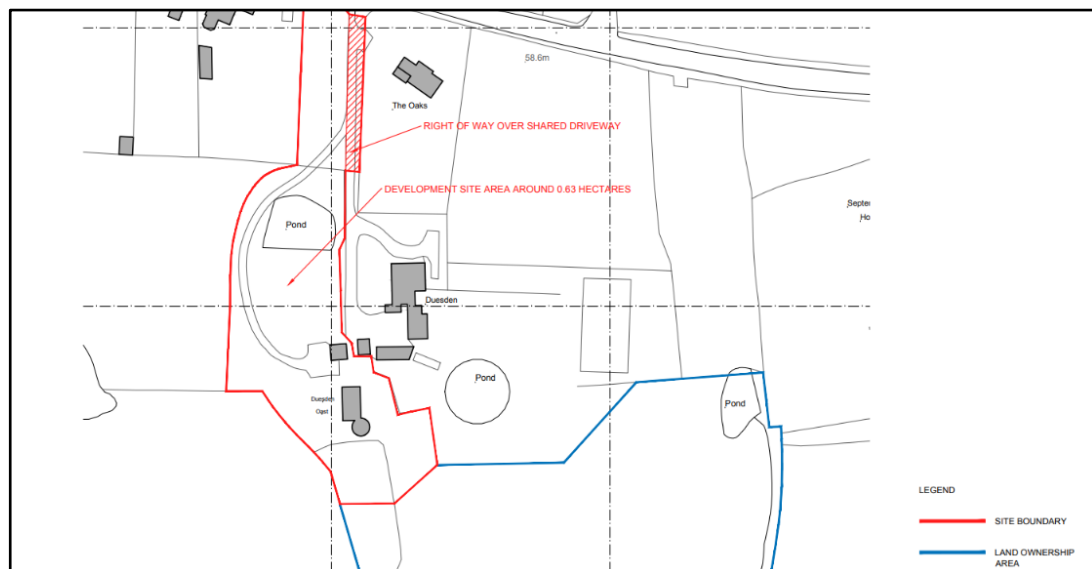


FIGURE 1: SITE LOCATION PLAN (AV ARCHITECTS)

1.4 PLANNING DESIGNATIONS

- 1.4.1 According to the Ashford Borough Council Proposals Map, the Site falls outside of any defined Settlement boundary and is therefore considered to be within the countryside in planning terms.
- 1.4.2 According to Historic England's Listed Building Map Search, it is noted that the Grade II Listed Building 'Duesden' falls within 400 metres of the Site. It is highlighted that the Site could be seen as being within the setting of Duesden Oast by virtue of the close proximity of the buildings. Notwithstanding this, it is noted that the proposed development will largely be screened from Duesden itself (alongside public views of Duesden), by virtue of the proposals being located on the southern elevation of Duesden Oast. In addition to this, it is recognised that the Council consider Duesden Oast to be a Non-Designated Heritage Asset, in this regard, further considerations of the proposed development with respect to Heritage matters will be considered in further detail later in this Statement.
- 1.4.3 According to the Environment Agency's online mapping, the Site falls within Flood Zone 1 and is therefore at the lowest risk of fluvial and river flooding. Additionally, the Site is at a low risk of surface water flooding.

1.5 PLANNING HISTORY

- 1.5.1 From a review of Ashford Borough Council's online Planning Application database, the Site has been the subject of a limited planning history. However, of relevance to this Application was the Withdrawn Application (Reference: PA/2024/1444) Which sought a two-storey front extension and single-storey side extension.
- 1.5.2 The Application was withdrawn as a result of the Council highlighting that they would be unable to support the proposals due to the development being incongruous and would overwhelm the historic character of the oast. In considering this, this Application comprises revised proposals seeking to reinforce the historic interest of Duesden Oast.

1.6 PROPOSED DEVELOPMENT

- 1.6.1 This Application seeks to re-introduce the historic second roundel at Duesden Oast.
- 1.6.2 The proposed second roundel aims to provide additional living space to accommodate the needs of the Applicant in addition to reinstating the historic character of the building. The extension will restore the property's former footprint whilst respecting the existing scale, massing, and architectural character, of the existing building. The reinstatement of the second roundel additionally facilitates a number of improvements to the internal layout of the dwelling to improve its functionality for residents.

1.6.3 As illustrated in Figure 2 below, the second roundel will be positioned on the existing foundations of the former roundel, which is currently used as a patio. The second roundel will therefore take an enlarged appearance over the existing roundel, as shown in Figures 3 and 4 below.

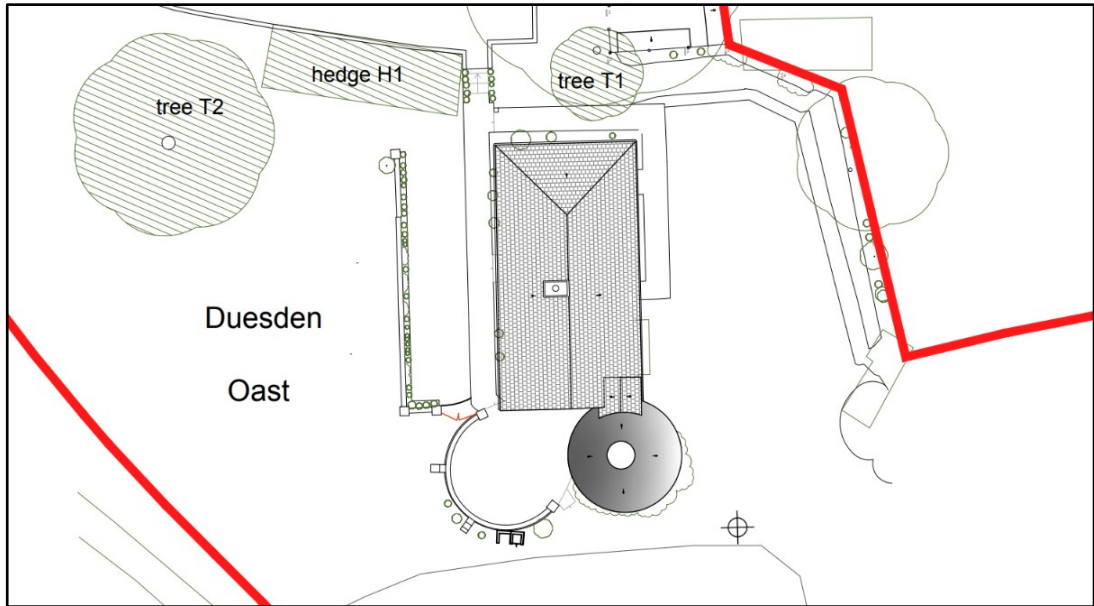


FIGURE 2: EXISTING SITE PLAN (AV ARCHITECTS)



FIGURE 3: PROPOSED WEST ELEVATION (AV ARCHITECTS)



FIGURE 4: PROPOSED SOUTH ELEVATION (AV ARCHITECTS)

1.7 PLANNING POLICY FRAMEWORK

Overview

- 1.7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Planning Applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 1.7.2 This Section sets out the relevant policies of the statutory Development Plan and refers to any other material considerations that should be taken into account in determining this Application.
- 1.7.3 Rather than rehearsing policies, this Section highlights relevant policies applicable to the Application at hand. Policies are then explored in further detail within the below Section.
- 1.7.4 In this case, the following documents are relevant to the Application:
- The Ashford Local Plan 2030 (2019); and
 - The National Planning Policy Framework (December 2024).

THE DEVELOPMENT PLAN

Ashford Local Plan 2030 (2019)

- 1.7.5 The following Policies within the Ashford Local Plan 2030 are deemed relevant to the proposed development:

- **Policy SP6:** Promoting High Quality Design;
- **Policy HOU8:** Residential Extensions;
- **Policy ENV3a:** Landscape Character and Design; and
- **Policy ENV13:** Conservation and Enhancement of Heritage Assets.

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF), Updated December 2024

1.7.6 The NPPF sets out the Government's Planning Policies for England and puts the "*the presumption in favour of sustainable development*" at the heart of the planning system. Those Section of the NPPF which are relevant to the determination of this Application include:

- **Section 2:** Achieving Sustainable Development;
- **Section 4:** Decision Making;
- **Section 8:** Promoting Healthy and Safe Communities;
- **Section 11:** Making Effective Use of Land;
- **Section 12:** Achieving Well-Designed Places;
- **Section 15:** Conserving and Enhancing the Natural Environment; and
- **Section 16:** Conserving and Enhancing the Historic Environment.

Planning Practice Guidance

1.7.7 The Planning Practice Guidance (PPG) builds on principles within the NPPF and provides further detailed technical guidance, with reference to relevant legislation and other guidance. The PPG is a 'living document' and is constantly being updated / reviewed.

1.7.8 As well as providing technical guidance the PPG sets out the importance of good design. It advocates the need for quality of design which it considers is an integral part of achieving the fundamental objective of sustainable development. The relevant sections of the PPG are as follows:

- Biodiversity Net Gain;
- Design: Process and Tools; and
- Historic Environment.

The National Model Design Code

1.7.9 The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and Policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the Government's priorities and provides a common overarching framework for design.

1.7.10 It is based on the key characteristics of context, movement, nature, built form, identity, public space, and use. Other sections dealing with homes and buildings,

resources and lifespan provide important considerations in achieving design quality and should be used to inform the content of Local Plans, design codes or guides depending on local circumstances.

1.8 OTHER MATERIAL CONSIDERATIONS

Kent Design Guide (2005)

- 1.8.1 The Kent Design Guide sets out detailed principles for guiding the design of development. The Guide aims to assist designers and others to achieve high standards of design and construction by promoting a common approach to the main principles, which underlie Local Planning Authorities' criteria for assessing Planning Applications. It also seeks to ensure that the best of Kent's places remain to enrich the environment for future generations.

Landscape Character SPD

- 1.8.2 The Landscape Character Supplementary Planning Document (SPD) was adopted by the Council on the 28th April 2011. The aim of this document is to promote regard for the landscape and to ensure new development makes a positive contribution to the landscape, including its key characteristics and features in which it is located, supporting Local Plan 2030 Policy ENV3.

Residential Space and Layout SPD

- 1.8.3 The Residential Space and Layout Supplementary Planning Document (SPD) was adopted by the Council on the 20th October 2011. This set out in detail the Council's minimum standards for living space and layout for both privately and publicly funded residential developments.
- 1.8.4 In March 2015, the Government produced Nationally Described Standards for minimum internal space for new residential developments. These National Standards replace the internal space requirements of the SPD. The Council's Local Plan provides Policies on internal, accessibility, and external open space standards which apply to new residential developments.

Domestic Extensions in Urban and Rural Areas SPG

- 1.8.5 Initially introduced to support the Local Plan 2000, this SPG is still available, the guidelines of which are intended for homeowners wanting to extend and alter their home and require planning permission from the Council. The advice and design principles in this Guidance Note seek to ensure that extensions are sympathetic to the existing dwelling, its neighbouring properties and the surrounding area.

The Reuse of Agricultural Buildings SPG

- 1.8.6 The Reuse of Agricultural Buildings SPG initially supported the Local Plan 2000, however, this is still available. This document provides comprehensive design guidance for not only residential conversions but for all potential uses. Specific reference has been made to buildings which, although not listed as being of special architectural or historic interest, are examples of traditional architecture, or are important buildings in the landscape which should be retained.

1.9 PLANNING ASSESSMENT

- 1.9.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, it is necessary to consider whether the Application proposal accords with the statutory Development Plan and if not, whether any material considerations indicate that Planning Permission should nevertheless be granted.
- 1.9.2 In determining whether the proposal accords with the Development Plan, the following Planning Policy considerations are assessed in this Section in relation to the proposal:
- (1) The Principle of Development;
 - (2) Heritage; and
 - (3) Design.

THE PRINCIPLE OF DEVELOPMENT

- 1.9.3 Duesden Oast comprises a detached dwelling, set within a generous plot of land near Biddenden. Historically, the property comprised of two roundels to the south, and a rectangular stowage to the north. At present only one of the roundels remains. This proposal seeks to construct a two-storey extension that would reinstate the absent roundel, which would additionally provide increased floorspace for the Applicant alongside a more functional internal layout. The design seeks to respect the historical and architectural integrity of the property, emulating the existing materials on the building.
- 1.9.4 The extension seeks to meet the needs of the current occupants, ensuring the property provides a functional layout for a family home. By allowing homeowners to adapt their properties in a manner consistent with their original character, the life of existing dwellings such as Duesden Oast can be extended. This aligns with Paragraph 6.73 of the Local Plan which notes that modernising, adapting and / or enlarging an existing dwelling can contribute to the sustainable development of the Borough.
- 1.9.5 The principle of development is firmly established in the Ashford Local Plan (2030), which supports sensitive residential extensions, particularly where they preserve heritage features. Extensions must complement the scale, massing and materials of the existing building while avoiding harm to its historic or architectural

value. This proposal strikes this balance by carefully reinstating the now absent roundel in addition to restoring the historical visual interest and function of the Oast house whilst reinforcing its connection to the agricultural history of the Site. In this instance, it is considered that the development entirely complies with Local Plan Policy HOU8, however, in the interests of completeness a full assessment of the proposals against the requirements of the Policy is set out below.

a) The existing dwelling* enjoys a lawful residential use;

- 1.9.6 The existing dwelling has a lawful residential use, and the proposed development seeks only to enhance its functionality within the bounds of its existing use.

b) The proposed extension would not materially harm any neighbouring uses including the living conditions of adjoining residents;

- 1.9.7 The proposal has been carefully designed to avoid any material harm on neighbouring properties, particularly that of Duesden. The extension is positioned to the south of the stowage and is largely screened from Duesden by virtue of the existing built form of Duesden Oast. In considering the location of the extension in addition to the positioning of openings facing southward and westward, it is concluded that the proposals will not negatively impact upon the living conditions of any adjoining residents.

c) The proposed extension is suitable in size, scale and materials to the existing dwelling to which it should be physically linked, also taking into account the existing standard of accommodation for extensions to smaller rural properties; and,

- 1.9.8 The proposed extension is entirely proportionate to the existing dwelling and aligns with the historic layout and volume of the property. Historic photographic and cartographic evidence confirm the existence of a second roundel, with the foundations still in situ (shown at Figures 5 to 7). The proposal not only reinstates the now absent roundel but also provides the Applicant with increased internal floorspace alongside a more functional internal layout, which when taken together contribute to reinforcing high standards of accommodation.
- 1.9.9 The materials present on the existing building will be utilised within the roundel to ensure cohesion with the existing built form, these materials include old farmhouse bricks, traditional windows, handmade Kent Peg Tiles, and timber for the cowl. This attention to detail ensures the extension integrates seamlessly with the existing dwelling.

d) The proposed extension is designed to ensure it does not result in significant harm to the overall character and appearance of the area taking into account the surrounding built form and /or street scene.

- 1.9.10 Whilst the site is not located within a Conservation Area, National Landscape (NL), or a visually prominent position in the landscape, the Sites close relationship with Duesden and location within the Low Weald Landscape Character Area has been given significant consideration.

- 1.9.11 As noted above, the design incorporates materials as seen within the Kent vernacular which further reflects and reinforces the historic character of the Site. As a result of this the proposals positively contribute to the Low Weald Landscape Character Area.
- 1.9.12 Furthermore, the proposal supports the sustainable development principles of the Local Plan through adapting and extending an existing dwelling. This aligns with Paragraph 11 of the NPPF, which establishes a presumption in favour of sustainable development and for those Applications that are in accordance with an up-to-date Development Plan to be approved without delay.

HERITAGE

- 1.9.13 Within the Ashford Local Plan (2030), Policy ENV13 supports proposals that preserve or enhance Heritage Assets, ensuring their significance and contribution to the local character and distinctiveness are maintained. Paragraph 219 of the NPPF further highlights the importance of enhancing or better revealing the significance of Heritage Assets through new development. Further noting that proposals that preserve or improve the setting of such Assets and positively contribute to their significance should be treated favourably.
- 1.9.14 Section 16 (2) and 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires Decision Makers to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses. As part of this, the Decision Maker must give considerable importance and weight to the desirability of preserving the significance of the Listed Building.
- 1.9.15 Whilst Duesden Oast is not a Listed Building, it does fall within the setting of Duesden, a Grade II Listed Building dating from the early 19th Century. Duesden Oast historically served as a farm building for the main house, however this was later converted to a standalone residential dwelling and separated from Duesden. Although Duesden Oast is not Listed, it does remain a valuable example of a high quality conversion of a Kentish agricultural building and as a result is considered a Non-Designated Heritage Asset (NDHA) by the Council, which positively contributes to the setting of Duesden.
- 1.9.16 Whilst Duesden comprises historic, architectural, and artistic interest, which is maintained through the remaining surviving historic fabric in addition to the round-headed doorcase and associated semi-circular fanlight and the use of brick pilasters to each window bay, these features are not visible from the Site. Whilst the proposals may be partly visible from the front elevation of Duesden, the reintroduction of the second roundel to Duesden Oast will serve as a complimentary addition to the character of the wider farmstead.
- 1.9.17 In this regard, Duesden Oast is a good example of a residential conversion of an agricultural building. The building holds historic and architectural interest, which is maintained in the remaining surviving historic fabric. However, it is noted that the existing external envelope does not completely respond to the historic appearance of the building due to the absence of the second roundel. Architectural

and aesthetic interest is evident through the external character of Duesden Oast, with the use of red brick to the ground floor of the stowage and on the existing roundel, alongside white weatherboarding to the first floor of the stowage which contribute to providing an attractive single residence. In terms of archaeological interest, the above ground archaeological interest of Duesden Oast largely derives from the primary built fabric and the remains of the second roundel, as it was originally built, the inherent artistry and craft of the original construction and subsequent conversion is also of some artistic interest.

- 1.9.18 The property is appreciated visually from a number of areas, most notably from the garden of Duesden Oast (i.e., from the south looking north), where there is limited screening of the architectural features. Whilst the dwelling is appreciated from the private access road, these views are largely occupied by dense vegetation, built form associated with Duesden, and the detached garage of Duesden Oast.
- 1.9.19 In view of this, it is noted that the addition of the second roundel will improve the appearance and functionality of Duesden Oast in addition to Duesden, with the scale and massing of the extension emulating the historic second roundel, which is not considered to pose any negative adverse effect on either Asset. The proposals, owing to their appearance and sensitive design are sympathetic in terms of impacts to the existing dwelling. The material choice and finish of the wall comprise a positive effect on the NDHA and the setting of Duesden and will have an ostensibly positive impact on the significance of both Assets.
- 1.9.20 The proposal has been carefully designed to respect the historic, architectural, and aesthetic value of Duesden Oast, in accordance with 'The Reuse of Agricultural Buildings SPG'. The reinstatement of the lost roundel is a historically informed intervention that enhances the architectural integrity of the Oast. Oast houses themselves are seen as iconic structures in the agricultural landscape of Kent and were originally built in the 19th Century for hop drying as part of the brewing process, known for their tall structures and distinctive conical roofs. Many Oast houses, like that of Duesden Oast, have since been converted to residential use, which assists in preserving their architectural significance and contributing to the unique rural character of the region.
- 1.9.21 Historical evidence alongside the surviving foundations demonstrate that Duesden Oast originally benefited from two roundels. As depicted below, the 1830s – 1880s OS map (Figure 5), aerial photography from 1940 (Figure 6), and photograph from the front garden of Duesden (Figure 7) confirm the presence of both roundels. The proposal aims to restore the Oast to its original proportions, whilst providing a more functional internal layout as a result. Reinstating the roundel will enhance the architectural significance of Duesden Oast and restore its historical symmetry.

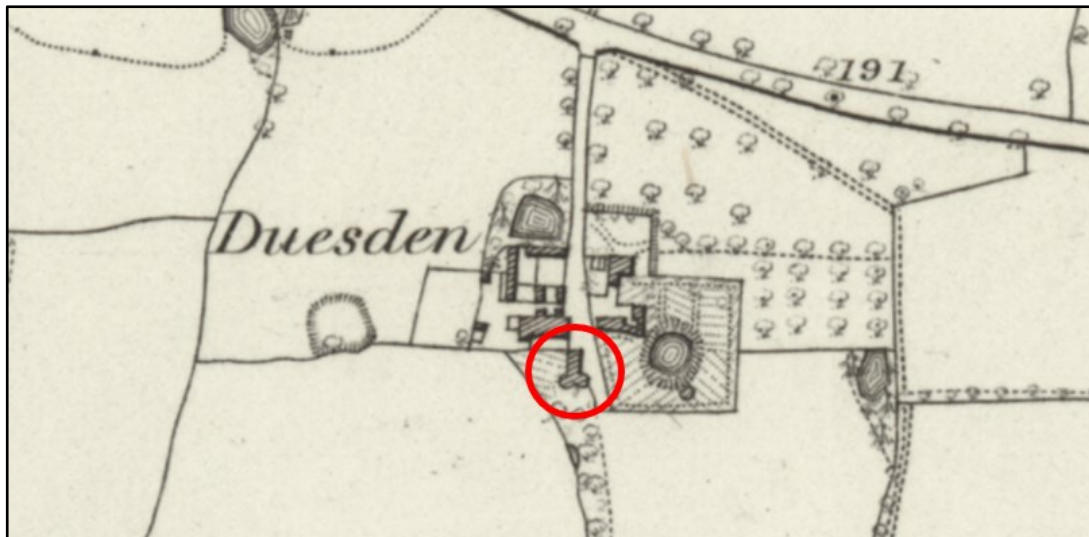


FIGURE 5: OS SIX INCH 1830S – 1880S (DUESDEN OAST DEMARKED IN RED)

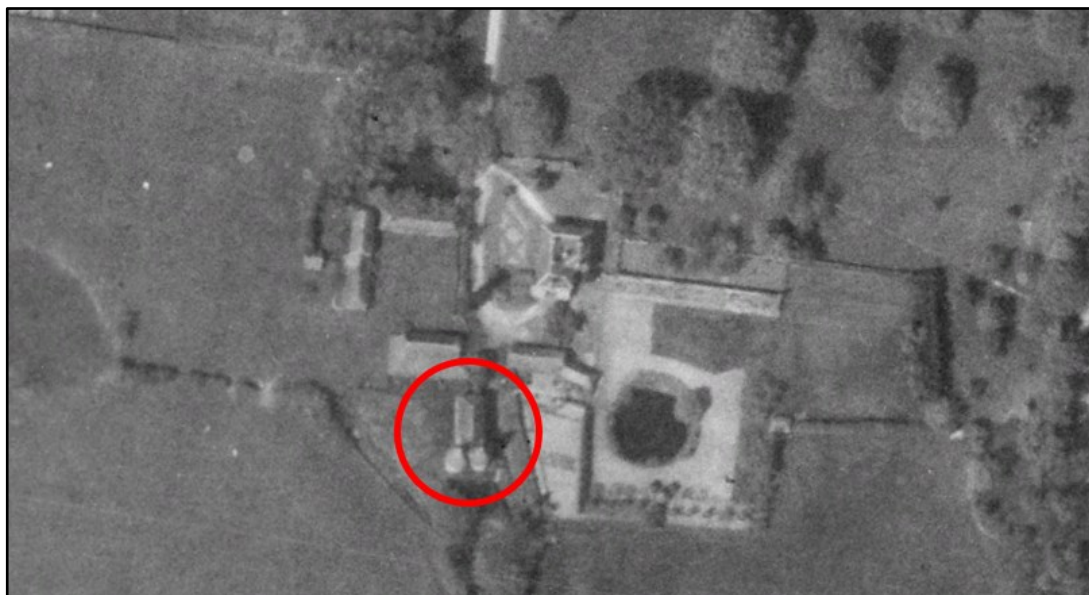


FIGURE 6: AERIAL PHOTOGRAPHY 1940



FIGURE 7: PHOTOGRAPH TAKEN FROM THE FRONT GARDEN OF DUESDEN SHOWING DUESDEN OAST

- 1.9.22 In this context, it is considered that through reflecting the historic character of Duesden Oast through the proposed alterations, the views of Duesden will be improved. In this regard, the proposals enhance the setting of both Duesden and Duesden Oast. Furthermore, the use of high-quality materials and locally relevant design will reinforce the positive visual impact of the proposals, particularly in views from the access road, which ensures the long-term impact of the development is consistent with the NPPF's objectives for sustainable development.
- 1.9.23 NPPF Paragraph 210 (a) notes that Local Planning Authorities should take account the desirability of sustaining and enhancing the significance of the Heritage Assets and putting them to viable uses consistent with their conservation. In this context, Paragraph 219 of the NPPF is clear that Local Planning Authorities should look for opportunities for new development within the setting of Heritage Assets to enhance or better reveal their significance, with those proposals that make a positive contribution being treated favourably.
- 1.9.24 In this regard, the proposals will have no detrimental heritage impact on the Listed Duesden nor the NDHA Duesden Oast due to the sensitive design and positioning of the development, which would seek to return the property to its historic appearance. Indeed, whilst there would be no harm to Duesden, or Duesden Oast, it is concluded that the proposals give rise to benefits to the Assets through reinstating the historic setting of both buildings and better revealing the historic character and significance of the farmstead and make a positive contribution to the Assets.
- 1.9.25 Therefore, the proposals will result in no harm to the significance of either Asset as a result of the proposals being granted permission. As such, NPPF Paragraphs 213 and 214 are not engaged, and the development is fully in accordance with Local Plan Policy ENV13.

DESIGN

- 1.9.26 Local Plan Policy SP6 requires development to be of high quality and to positively respond to design criteria such as character, distinctiveness, and sense of place. Policy HOU8 emphasises that extensions must be appropriate in size, scale, and materials relative to the existing dwelling. These Policies are underpinned by Paragraph 131 of the NPPF, which stresses the importance of high-quality, beautiful, and sustainable design to create better places for people to live and work.
- 1.9.27 Whilst it is submitted that the proposals fall within a sensitive location, it is noted that the proposed extension has been sensitively designed to complement the aesthetics of Duesden Oast, through replicating the materials seen within the Kentish vernacular. The proposals seek to provide the Applicant with more functional floorspace, whilst also enhancing the historic character of the building through reinstating the second roundel. The reinstatement of the currently absent roundel restores the historical form of the building, and is architecturally inspired by historical photographic and cartographic evidence of Duesden Oast. The new roundel is carefully proportioned to maintain the overall balance of the structure and respect the rural context of the Site. No changes are proposed to the rear façade, ensuring the relationship between Duesden Oast and Duesden remains unchanged.
- 1.9.28 The proposals comprise an appropriately designed extension which would restore the Oast to its historic proportions whilst respecting the overall scale of the Site. The scale of the extension is entirely proportionate and meets the functional needs of the Applicant without overpowering the existing dwelling. The established historic footprint ensures that the proposals are in balance with the original structure and would therefore comprise an appropriately designed extension. This approach additionally allows the proposals to easily assimilate with the existing building in addition to its surroundings, which in turn would maintain the character of the site.
- 1.9.29 The design seeks to emulate the existing traditional materials that complement the architecture of the existing dwelling, including old farmhouse bricks for the external double-leaf wall, traditional windows, handmade Kent Peg tiles, and timber for the cowl. These materials ensure the proposal harmonises with the aesthetic of both the Oast and the neighbouring Listed Building, reinforcing the historical character of the Site.
- 1.9.30 Overall, as a result of the design approach, the proposed scale, height, volume, alongside material choice have been carefully considered to ensure the proposal integrate well within the setting of Duesden Oast. It is therefore concluded that the development is fully consistent with the aims of Local Plan Policy SP6, Policy HOU8, and NPPF Paragraph 131, ensuring a high-quality, sustainable design that enhances the historic character and visual interest of the site.

1.10 SUMMARY AND CONCLUSION

- 1.10.1 This Statement has been prepared on behalf of Mr. R. and Mrs. L. Sims, in relation to a Householder Planning Application for the erection of a second roundel at Duesden Oast, Tenterden Road, Biddenden, TN27 8BJ.
- 1.10.2 This Statement demonstrates that the erection of a second roundel, designed to provide additional living space of Duesden Oast, alongside providing a more logical internal layout, is fully compatible with the Site and the setting of the Grade II Listed Duesden. The design has been carefully developed to preserve and enhance the property's architectural and historical character, whilst providing heritage benefits to the property through better revealing the historic character and significance of the farmstead. The new roundel will closely match the existing Oast in style, materials, and detailing, ensuring a seamless and appropriately scaled addition.
- 1.10.3 The proposals comprise an extension of the existing dwelling, which comprises a Non-Designated Heritage Asset. By virtue of the dwelling not comprising a statutorily Listed Building a Listed Building Consent Application is not required.
- 1.10.4 It is highlighted that the proposed development entirely accords with National and Local Planning Policy, and as a result of this, the proposal should accordingly benefit from the presumption in favour of sustainable development.
- 1.10.5 In considering the above, the development comprises a well-informed, high quality, sensitive, and well-planned proposal, with the proposed development entirely according with the Development Plan, and as a result it is therefore respectfully requested that Planning Permission be granted.