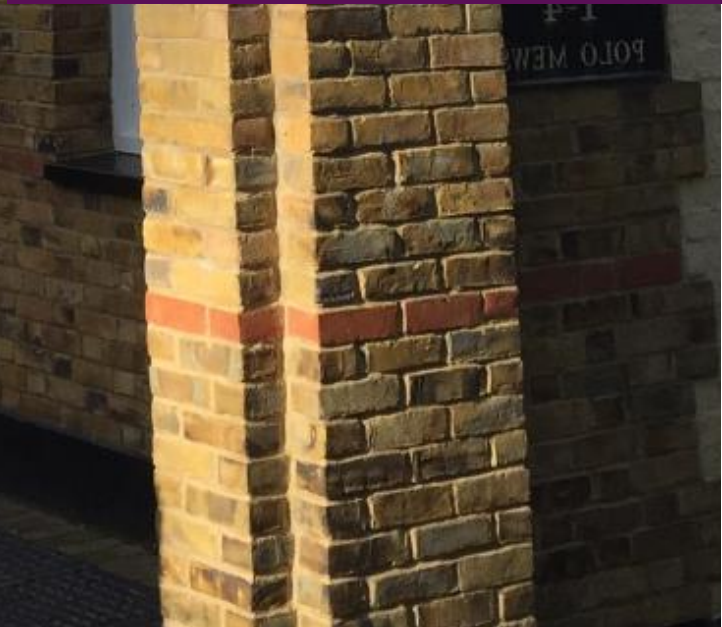


Heritage Assessment

Home Farm,
Chislehurst

November 2019 | Project Ref 5474A



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1.0

1. Introduction

- 1.1** This Heritage Assessment has been produced by Heritage Collective on behalf of Mr Selby, and in consultation with Robinson Escott Planning. It relates to the proposed reconfiguration of the existing residential dwellings of Polo Mews (North and South) and The Bothy (separated into three residences known as Bothy Cottage, Bothy House and Bothy Flat, above Bothy House) on the Home Farm estate, Chislehurst (see figure 1). The northern element of Polo Mews is physically linked to Green Acres, a substantial dwelling which is not listed or locally listed. London Borough of Bromley are the determining authority.
- 1.2** This proposal includes the reconfiguration of The Bothy and the demolition of existing floorspace of Polo Mews including a link with Green Acres, and a modest rear extension to the south elevation of Polo Mews. The Bothy and Polo Mews are both locally listed. The site is located within the Chislehurst Conservation Area (see figure 2). It is also in the vicinity of the grade II listed Foxbury Manor.
- 1.3** Foxbury Manor has been included in this report for completeness only, as the proposed works will have no effect on the listed building. The site was historically part of the manor, although this was no longer the case by the time Foxbury Manor was listed. There is no intervisibility between the site and the manor, and although they are geographically adjacent, the application site does not allow a better appreciation of Foxbury Manor as a listed building.

Background

- 1.4** On 10 October 2018, a Certificate of Lawful Development (CLD) was granted (ref: DC/18/03868/PLUD) for:

"Erection of two single storey rear extensions and two front porches to serve existing dwellings and erection of two garage outbuildings within the rear gardens of existing houses (3 and 4 Polo Mews)."

The Bothy

- 1.5** In October 2003 planning permission was granted for a one/two storey side and rear extension of The Bothy (ref: 03/02987/FULL6).
- 1.6** In January 1998 consent was granted (ref: 98/00973/FUL) for a change of use from workshop/storage to a two-bedroom flat with a single storey extension and alterations to roof.

Polo Mews

- 1.7** In June 2000 consent was granted (ref: 00/01002/FULL1) for the conversion and re-use of former southern stable block to form 2 one bedroom units with 3 car parking spaces.

Purpose of this report

- 1.8** This Heritage Assessment addresses the effect of the proposed reconfiguration of the site on the conservation area and nearby listed building. Relevant national policy and guidance relating to unlisted buildings in conservation areas and the setting of heritage assets is addressed in this assessment, notably the National Planning Policy Framework (NPPF) 2019, Listed Buildings and Conservation Areas Act 1990 and Historic England's GPA3 *The Setting of Heritage Assets* 2017. A site visit was undertaken on 30 October 2019. Observations and photographs from the site visit are incorporated into this report.
- 1.9** As part of the production of this report, desk based documentary research has been undertaken including a review of the local HER (consulted via Heritage Gateway). As identified above, it is not considered that any other heritage assets, other than the conservation area will be affected by the proposals and therefore this survey has not been extended to include them.



2.0

2. Relevant Heritage Policy and Guidance

Legislation

- 2.1** The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving the character or appearance of a conservation area. There is a strong presumption against the grant of permission for development that would harm the character or appearance of a conservation area, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
- 2.2** A similar duty arises with changes that would affect the setting of listed buildings. The decision maker is required by Section 16(2) and Section 66(1) of the Act to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2019)

- 2.3** Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, to a proportionate level of detail.
- 2.4** Paragraphs 193-194 of the NPPF introduces the concepts of “substantial harm” or “less than substantial harm” as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

2.5 Paragraph 195 of the NPPF describes how the balancing exercise in respect of harm and public benefit should be undertaken when dealing with cases involving substantial harm.

2.6 In this instance it is considered that the proposals could only result in less than substantial harm, if any harm at all. This is described in paragraph 196 of the NPPF as follows:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

2.7 National Planning Practice Guidance states that NDHA's are:

"Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets."

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets."

2.8 Paragraph 197 of the NPPF states that *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

2.9 In order to assist with this articulation of the exact level of harm, specifically with reference to the 'less than substantial' bracket, the following table has been produced.

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as noticeable or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

- 2.10** The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.
- 2.11** The setting of a heritage asset is defined in the NPPF as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 2.12** In the present case the designated heritage assets include the grade II listed building Foxbury Manor and Chislehurst Conservation Area.

Historic England Advice Note 3: The Setting of Heritage Assets (2015)

- 2.13** This document, published by Historic England (previously English Heritage) in April 2015, replaces the earlier 2011 setting guidance. The document provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting, to curtilage, character, and context.
- 2.14** The guidance document notes, in paragraph 9 and 10, that the protection of the setting of heritage assets need not prevent change. The document recognises that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary. Not all settings have the same capacity to accommodate change without causing harm to the significance of the asset.
- 2.15** As per Historic England ('HE') guidance, the document advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:
- Step 1: identify which heritage assets and their settings are affected;
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
 - Step 5: make and document the decision and monitor outcomes.
- 2.16** Guidance under Step 2 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken into consideration.
- 2.17** Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent

of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.

The London Plan

- 2.18** Policy 7.8 refers to the Capital's heritage assets and archaeology requiring development to identify value and conserve the character of heritage assets where new proposals are presented.

London Borough of Bromley Unitary Development Plan

- 2.19** Policy 37: General Design of Development notes that all development proposals will be expected to be of a high standard of design and layout and should meet a series of criteria, the following of which are relevant to heritage matters:

"a) Proposals should be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas;

b) Proposals should positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features;

c) Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity); and

j) Proposals should respect non-designated heritage assets. Applications should be accompanied by a written statement setting out design principles and illustrative material showing the relationship of the development to the wider context."

- 2.20** Policy 41: Conservation Areas states:

"Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by:

- *Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;*
- *Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and*
- *Using high quality materials.”*



3.0

3. Significance of Heritage Assets

Chislehurst Conservation Area

Character and Appearance

- 3.1** The Chislehurst Conservation Area was first designated in February 1972 and now comprises the original designated area combined with additional areas known as Chislehurst East and Chislehurst West which were both designated in March 1982. A subsequent minor change to the boundary was made in 1999.
- 3.2** Chislehurst Conservation Area is the largest in the borough (roughly 3km by 2km) and extends from Chislehurst Railway Station to the northern boundary of the borough. The designated area is predominantly residential in the west with rural and agricultural land in the east, and overall it contains a diversity of forms of development and open space.
- 3.3** Supplementary Planning Guidance was produced for Chislehurst Conservation Area in 1999 and covers the historic development and character and appearance of the conservation area in detail. Of the historic development of the area the document notes:
- "Chislehurst's present form is derived from a number of physical and historical forces. Its topography is of long valleys and steep banks with a raised plateau at its centre. Upon this plateau are the commons around which scattered village settlement developed, surrounded for most of its history by large country estates and densely wooded valleys. A network of settlements and open areas recognisable today formed around Chislehurst Common and the various routes crossing it."*
- 3.4** Following the arrival of the railway in 1865 there was an impetus of residential development led by a desire to escape the city and reside in a more rural setting with good links to London.
- 3.5** The supplementary planning document goes on to note that this lead to an *"emergence of the fashions; philosophies and aesthetic best characterised by the*

Arts and Crafts Movement of the late nineteenth and early twentieth century, servicing a craving for a pre-industrial rural Arcadia." Resulting from this, large dwellings based on an English vernacular were developed on spacious parcels of land within established woodland areas. These were sometimes individually designed but were often part of speculative developments.

3.6 Following from the way in which the area has developed there is an overall strong consistency of a rural, wooded and village character. Development tends to be either on the perimeter of the central common or slightly beyond it and it is the area's relationship with its commons that makes it distinctive.

3.7 There are a number of character areas within the conservation area which reflect its diversity stemming from its large scale. There is no map showing the boundaries of these sub-areas but it would appear that the site falls within sub-unit 15 'Kemnal Manor, Foxbury and surrounds' that is defined by the supplementary planning guidance document as:

"The eastern third of the Conservation Area is predominantly rural land in a diversity of tenures and activities. The part north of Perry Street includes the remnants of the former estate of Kemnal Manor, subsequent rural estates established by nineteenth century industrialists, and more recently a variety of institutional and other uses. The land remains predominantly open, providing a largely rural atmosphere along the eastern boundary of the Conservation Area.

This provides an important buffer along the eastern part of the Conservation Area, and makes an important contribution to the context and setting for the remainder of the Conservation Area. The presence of rural activities and agriculture greatly enhances the sense of adjacency to the countryside, which is present throughout the Conservation Area. Whilst rural uses have been displaced in places by institutions and non-rural uses, the retention of large areas of open space around institutions (such as school playing fields) and predominantly open land nature of some other uses (such as the cemetery) provide a subsidiary form of open character, reflecting something of the open character beyond."

Heritage Values

3.8 Architectural interest: The architectural interest of this part of the conservation area is derived from Foxbury Manor which is Gothic Revival in style with elements

of Tudor and modern design. Various other large detached and semi-detached houses with less extensive grounds were constructed in the late 19th century and these also contribute to the architectural interest of the area, such as Nizels and Walden & Trees which is Mock Tudor in style. Extensive development continued into the early twentieth century, as is demonstrated by Hoblands, a red brick neo Georgian property of 1925.

- 3.9** The retention of mature trees within the conservation area and open green spaces are reflective of the former large estates that used to comprise the conservation area.
- 3.10** Historic interest: Illustrative historic interest is seen in the development of the area over time. From initial largely speculative development following the construction of the railway, to the bomb damage that allowed for the intensive infilling of larger plots.
- 3.11** Associative historic interest is derived from the use of Camden Place by the French imperial court when they were exiled in 1870. The location of Chislehurst as the scene of their exile has high historic interest.
- 3.12** Artistic interest: No specific artistic interest has been identified for this conservation area although the houses in an arts and crafts style offer some aesthetic interest.
- 3.13** Archaeological interest: Due to the relatively recent development of the built form within the conservation area this is not considered to be of archaeological interest. Below ground archaeology is beyond the scope of this report.

Contribution of the Application Site

- 3.14** The application site is located in the northern section of the conservation area (see figure 2). Home Farm is not accessible to the public and is sufficiently set back from Kemnal Road to not be visible to passers-by. Historic maps show the application site was originally developed alongside Foxbury Manor in the 1870s (see figures 3 & 4). However, by 1963, before Foxbury Manor was listed, 'Home Farm' is mentioned

in the ownership of Charles and Edna Farmer¹. By this time Foxbury Manor had been sold to the Church Missionary Society.

- 3.15** The application site makes a positive contribution to the conservation area through the architectural value of the locally listed buildings and its contribution to the open, rural atmosphere of this section of the conservation area. This is largely due to the mature trees and planting, as well as the presence of rural activity and agriculture that contribute to the character and appearance of the conservation area (see figure 5). The collection of residential dwellings particularly contributes to the conservation area (see figure 6).

Foxbury Manor

- 3.16** Foxbury Manor is a grade II listed building, first listed on 29 June 1973². It is located to the west of the site (see figure 7). The list description reads as follows:

"Built by David Brandon 1876, in Gothic Revival style. An L-shaped building in stone with mullioned windows, Tudor type chimneys and gables with barge boards. Plinth."

- 3.17** Architecture interest: The Gothic Revival style of Foxbury Manor contributes to its architectural interest. There are also elements of Tudor and modern design. The stone mullioned windows and Tudor style chimneys also add interest. The external walls are faced with Kentish rag-stone laid in random courses, with a rock face, and lined on the inside with brickwork in cement. The masonry of the cornices and windows is Combe-Down Bath stone, and the roofs are covered with Broseley tiles. This provides some interest showing the extent to which materials have been transported across the country rather than having a vernacular style. The scale of the building and its large detached grounds also adds to its interest.
- 3.18** Historical interest: The manor is associated with the Tiarks family, for whom the manor was built, and were an influential family in Chislehurst from the 1880s to approximately the mid-1930s.

¹ <http://www.kemnal-road.org.uk/Pages/Houses/FoxburyEstate.html>

² <https://historicengland.org.uk/listing/the-list/list-entry/1064389>

- 3.19** Additional interest is derived from the architect David Brandon (1813-1897), a Scottish architect who worked with Thomas Wyatt (1807-1880), mostly in the Gothic Revival style. Other buildings associated with Brandon have been listed, such as his rebuilding of the grade II listed Church of St James, Colesbourne, Cotswold.
- 3.20** Artistic interest: There is no notable artistic interest derived from Foxbury Manor, though the building has a clear aesthetic value this is more appropriately considered under the topic of architectural interest.
- 3.21** Archaeological interest: Due to its relatively recent age this building is not of any notable archaeological interest.
- 3.22** Setting: The setting of Foxbury Manor is defined by its surrounding generous plot and mature trees which create a sense of enclosure, seclusion and privacy. While a lack of intervisibility is only one element of its setting, for the purposes of this report it should be stressed that there are no views from the application site to Foxbury Manor. While it is acknowledged that there is a historic connection between the site and the Foxbury estate, this has been significantly eroded by changes to layout and ownership. This is not an area from which the special architectural and historic interest of the listed building can be better appreciated. The surrounding landscape of Foxbury Manor is a mixture of residential, such as nearby dwellings on Kemnal Road and the application site, and more wide-open, rural landscape.

Heritage Significance of locally listed buildings

Polo Mews

- 3.23** The majority of the heritage significance of Polo Mews (North and South) lies in their architectural interest (see figures 8, 9 & 10). Both buildings are of a high quality architectural design. Polo Mews North has a functioning clock tower feature which contributes to its architectural interest and aesthetic value. Both Polo Mews North and Polo Mews South are brick buildings painted, with slate roofs. Incorporated into this design is unpainted brick with red brick detailing. This is most prevalent in the courtyard area and sensitively links the building together through

this shared design. This red brick detailing is also present on buildings throughout Home Farm estate, such as Green Acres, and creates a sense of unified architectural intention. Polo Mews have associative historical interest as buildings that were previously agricultural in character. (Polo Mews was formerly a stable block that would have served the Home Farm estate). There is no notable artistic value derived from Polo Mews. The archaeological interest is beyond the scope of this report.

3.24 Polo Mews is set within the Home Farm estate, with The Bothy located to the north, and Green Acres located to the east. These dwellings contribute to the estate character of Polo Mews.

3.25 Polo Mews and Polo South face towards each other which creates a courtyard area and a sense of privacy/ enclosure. Surrounding this, the open landscape and mature trees provide a wider rural setting. The hard standing surrounding the building somewhat detracts from its rural setting.

The Bothy

3.26 The Bothy possesses similar architectural interest to Polo Mews, incorporating white painted brick and slate roof (see figure 11). The incorporation of unpainted brick with red brick detailing contributes to its architectural interest and creates a sense of cohesion between the nearby buildings which enhances the relationship between them. The historic interest associated with The Bothy is derived from its previous function as an outbuilding for Home Farm estate. Its use as a workshop/storage creates a historic association with Home Farm and its agricultural activities.

The setting of The Bothy is within the Home Farm estate, located immediately to the north of Polo Mews. There is hedge planting around The Bothy which contributes to its rural setting and creates a sense of separation between The Bothy and Polo Mews from Green Acres, a much more substantial dwelling (see figure 12). As with Polo Mews, the hard standing surrounding the dwelling somewhat detracts from its wider rural setting.



4.0

4. Proposed Scheme and Effect on Significance

The application proposal

- 4.1** The application seeks to reconfigure the existing residential accommodation within The Bothy and Polo Mews to enable four high quality family homes. These will comprise a three bedroom and four-bedroom dwelling with the Bothy to be known as Bothy Cottage and Bothy House (as existing). Furthermore, it would also see Polo Mews converted into two detached dwellings; one three-bedroom (Polo Mews North) and one four bedroom (Polo Mews South).
- 4.2** The existing link between Green Acres and Polo Mews North will be demolished. There will also be small areas of demolition to Polo Mews and Bothy to accommodate the reconfiguration. A ground floor and side extension is proposed for The Bothy, and a rear extension to Polo Mews South with the creation of a terraced garden at lower ground level. Two garages, previously afforded a Certificate of Lawfulness under planning reference 18/03868 will be re-sited closer to Polo Mews to provide garaging for Polo Mews North and South. The effects of these proposals are discussed in more detail below and should be read in conjunction with the drawn submission provided by Brouard Architects and the Planning Statement by RE Planning.

Proposed Demolition

- 4.3** It is proposed to demolish the existing link between Polo Mews North and Green Acres. This currently creates the impression that Polo Mews North is an extension of Green Acres, which is not the case and undermines Polo Mews North as an independent dwelling. Its removal will enhance the connection between Polo Mews North and Polo Mews South which are contemporary and have an association with each other.

- 4.4** It is also proposed to demolish small sections of the Bothy and Polo Mews to allow for their reconfiguration. The demolition of these former extensions will not affect the overall architectural value as the red brickwork detailing will be incorporated into the proposed design to ensure that the architectural interest is not eroded.
- 4.5** For a full plan of the proposed demolition works see figure 13. In total, the demolition works that are proposed would amount to 233.83m³ and would involve the removal of 90.6m² of existing floor area, and a 64.8m² reduction in the footprint of existing buildings. This would allow for an improved arrangement to the buildings restoring the original proportions to Polo Mews and Green Acres.

Reconfiguration

- 4.6** To partially replace the demolition described above, a ground and first floor side extension is proposed to be added to Bothy Cottage which would enable a larger kitchen area and third bedroom with en-suite bathroom to serve this dwelling. In addition, the proposal would result in the introduction of a first-floor pitched roof rear extension to serve Bothy House, replacing the existing substantial pitched roof rear extension. This enables two additional bedrooms to be provided at first floor level without increasing the overall footprint of Bothy House. The extensions are of an appropriate mass and scale for the buildings, and will result in a high quality design.
- 4.7** The reconfiguration of Polo Mews South would result in a four-bedroom dwelling. The works that are proposed to Polo Mews South would incorporate a 3.0m rear extension commensurate in size with that currently afforded a Certificate of Lawfulness under planning reference DC/18/03868/PLUD (see figure 14). A basement area to serve Polo Mews south will be created to incorporate the provision of terraced garden area at lower ground floor level (see figure 15).³ The provision of this space would not noticeably increase the size of Polo Mews South. The provision of this space would enable a kitchen and living space to be provided for this dwelling.

³ Any potential below ground archaeological conditions could be dealt with via a suitably worded condition.

- 4.8** The proposed extensions will not be materially larger than the floor area that is to be demolished and the space created will be in residential use, consistent with the space to be demolished. The design is well proportioned for the dwelling and is of an appropriate bulk, scale and mass.
- 4.9** The proposal will retain the clock tower element of Polo Mews North, which contributes to its significance, whilst providing a visual break between this building and the adjacent dwelling at Green Acres. This will further enhance the openness and character of the site and restore the original arrangement of separate dwellings.
- 4.10** The two garages, previously afforded a Certificate of Lawfulness under planning reference 18/03868 will be re-sited closer to Polo Mews to provide garaging for Polo Mews North and South. By contrast to the garages currently afforded a Certificate of Lawfulness that are of pitched roof design, the proposed garages would be of a smaller volume incorporating flat green sedum roofs which has been deliberately chosen to reflect the wider rural character of the area.
- 4.11** The proposed design incorporates the yellow brick with red brick detailing which currently contributes to Polo Mews and The Bothy's architectural interest (see figures 16 & 17). It is of a high quality design and is appropriate for its setting both within the Home Farm estate and more widely in the rural, open landscape.

Effect on Chislehurst Conservation Area

- 4.12** Architectural interest: The proposed works will preserve the architectural interest of Chislehurst Conservation Area. The proposed extensions have been designed to respond to the existing dwellings with high quality design and are entirely appropriate in mass, scale and bulk. The new extensions and garages will provide a high standard of residential dwellings. The design is in keeping with the existing architectural style of the existing buildings and will preserve the green character of the conservation area which also contributes to its interest.

- 4.13** Historic interest: There will be no change to this element of interest as a result of the proposed works. The reconfigured buildings will contribute to an appreciation of the continual development of the area since the 19th century.
- 4.14** Artistic interest: This element of interest will be entirely preserved by the proposal.
- 4.15** Archaeological interest: Due to the relatively recent development of built form in the conservation area, there is no above ground archaeological interest that will be affected by the proposed works.
- 4.16** Summary of effect: The proposed development will preserve the character and appearance of the conservation area. The proposals are entirely in keeping with the characteristics of the conservation area that contribute to its significance and would preserve its interest with high quality design and materials consistent with the existing dwellings on site. Paragraphs 195-196 of the NPPF would not be engaged and the proposed works are compliant with local policy.

Effect on setting of Foxbury Manor

- 4.17** The proposals and changes to the existing buildings on Home Farm estate will not create any overlooking between properties. Foxbury Manor is currently not visible from Home Farm estate. The historical association, though eroded, will still exist between the application site and Foxbury Manor as it was previously part of Foxbury estate. There will be no effect on the architectural, historic, artistic or archaeological interest of the listed building by the relatively minor works at the application site. There will be no change to an appreciation of the significance of this heritage asset by a change in its wider setting. Its significance will be entirely preserved by the proposed works at the application site.

Effect on the Heritage Values of the Locally Listed Buildings

Polo Mews

- 4.18** Polo Mews will continue to be a dwelling with a high quality of design. The clock tower is to be retained and the architectural detailing of the decorative red

brickwork is incorporated into the proposed extensions, creating a sense of architectural cohesion across Home Farm estate and ensuring the architectural value of Polo Mews is not eroded. The new garden will enhance the setting of the non-designated heritage asset by providing a green space immediately in front of the property.

- 4.19** The demolition of the link between Polo Mews North and Green Acres will allow Polo Mews North to be experienced as an independent dwelling, whilst enhancing its connection with Polo Mews South. The setting of Polo Mews is slightly changed as a result of the reconfiguration of The Bothy, but this is mitigated as far as possible by the high quality design and appropriate mass, scale and bulk. The changes to the Bothy while resulting in a change will have no effect on an ability to appreciate the significance of Polo Mews.

The Bothy

- 4.20** The Bothy will be reconfigured, allowing for two additional bedrooms to be added. The proposed changes to the roof, resulting in a less pitched roof than present, will not reduce its architectural interest as this is derived from its brickwork detailing, high quality of design and architectural group value with nearby dwellings, all of which will be retained and enhanced by the proposal.
- 4.21** There will be a small change to the setting of The Bothy as a result of the extension of Polo Mews. However, this change in setting will be minor once the proposals are completed and the setting will be preserved through the high quality design. The wider setting of rural open landscape will not be altered by the proposed works as the dwellings are already in residential use and the open landscape is robust enough to absorb this change.
- 4.22** In summary, the proposed works would preserve the significance of all of the heritage assets. There will be a small change to a section of the conservation area. However, the large open spaces of this section will be unaltered and the conservation area is robust enough to accommodate this. The locally listed buildings will remain buildings of architectural interest and the small changes to their setting will not erode their significance. The new garden of Polo Mews South

will enhance the setting of the asset by providing a green space immediately in front of the dwelling.



5.0

5. Conclusions

- 5.1** The application site is currently comprised of a complex of residential dwellings; Polo Mews North, Polo Mews South, Green Acres and The Bothy. The site is within the Chislehurst Conservation Area. While it is geographically near to Foxbury Manor, this has been included for completeness as the proposals will have no effect on this heritage asset and do not result in a negative change to its setting.
- 5.2** It is proposed to reconfigure Polo Mews and The Bothy to provide additional accommodation. The proposals have been carefully designed to reference the existing built form within Home Farm and the conservation area more widely. Characteristics of the conservation area such as traditional materials, open green space and mature trees will be retained by the proposal.
- 5.3** The significance of Chislehurst Conservation Area will be preserved as outlined above, for the decision maker's duty under Section 72 of the 1990 Act. The locally listed buildings will remain buildings of architectural interest and there will be no change to the setting of Foxbury Manor. There will be no harm to the designated heritage assets and paragraphs 195-196 of the NPPF are therefore not engaged. The proposed works are in accordance with local policies.



Figure 1 - Site plan

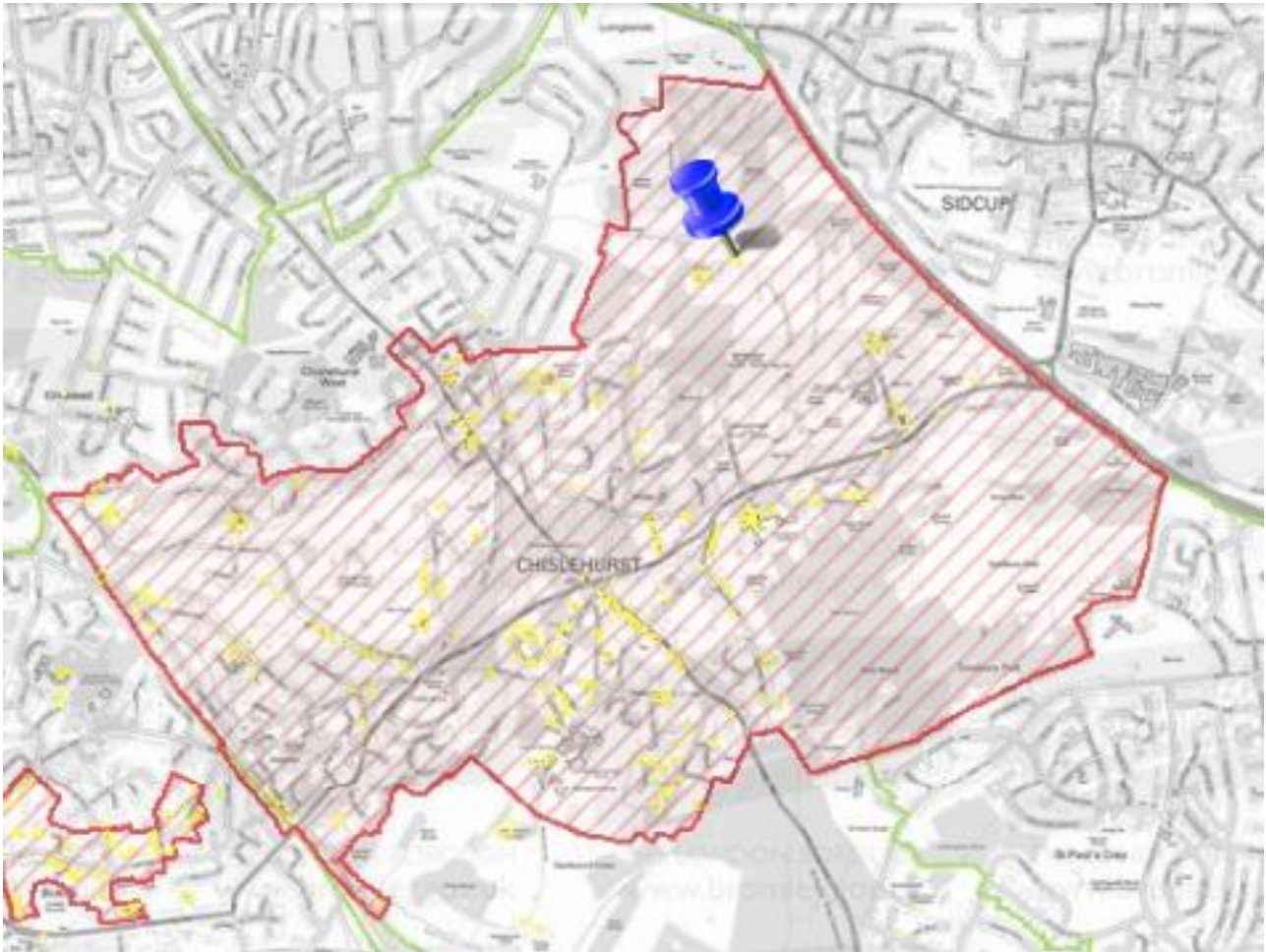


Figure 2 - Map of Chislehurst Conservation Area. Site location shown by pin.

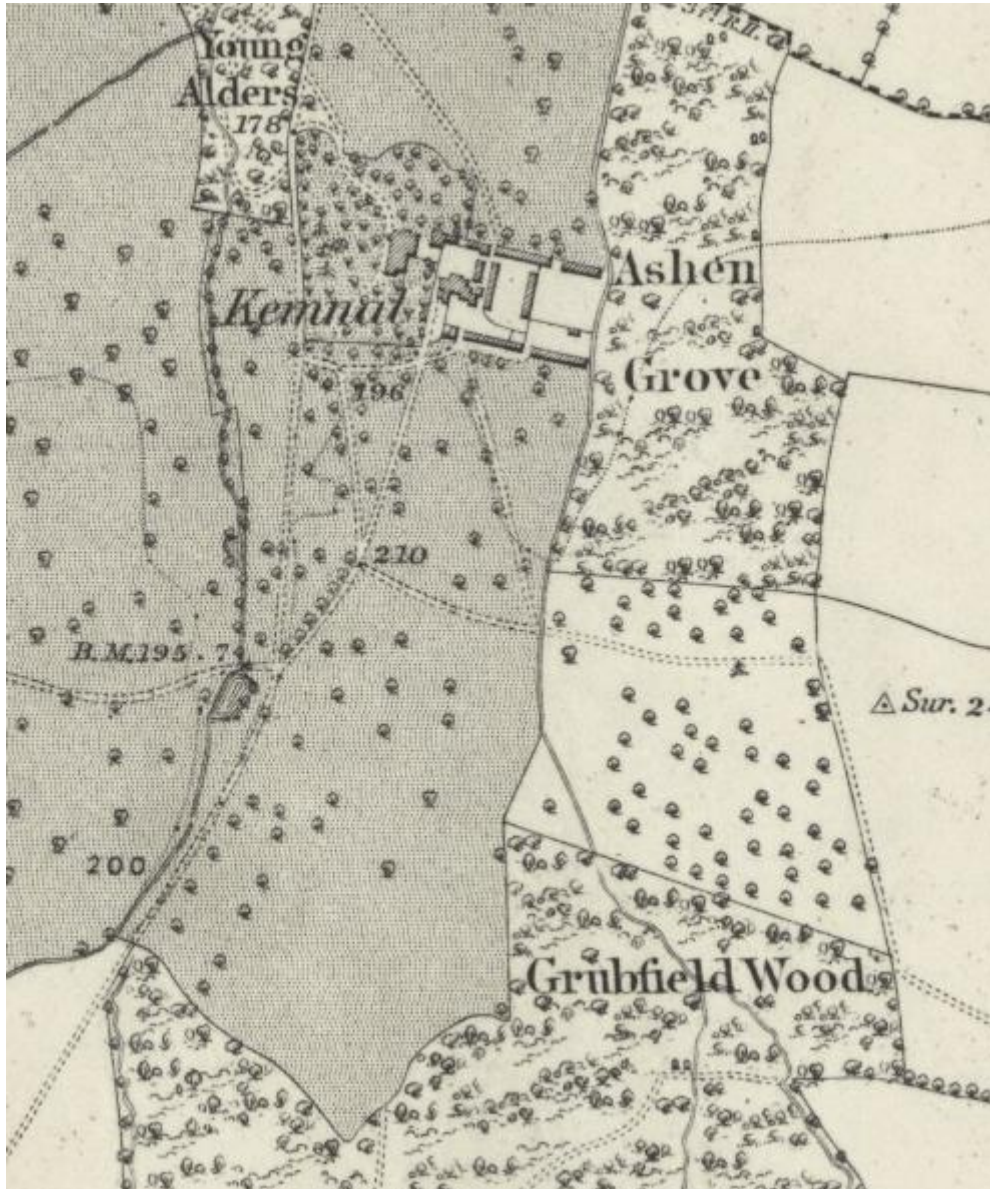


Figure 3 - 1870 Ordnance Survey Map of Kent, showing the area prior for the development of Foxbury Estate



Figure 4 - 1898 Ordnance Survey Map of Kent. Foxbury Estate labelled. The application site lies immediately to the east of this, once part of the estate's associated lands.



Figure 5 - Rural character of the application site. Taken looking towards the northern boundary of the site.



Figure 6 - Collection of buildings at Home Farm. Left: The Bothy. Centre: Polo Mews North. Left: Polo Mews South



Figure 7 - Foxbury Manor (Image from <http://www.projectdesignconsultants.com/projects/historic.html>).



Figure 8 - Polo Mews North. Note the clock tower, slate roof and painted bricks.



Figure 8 - Polo Mews South



Figure 10 - Looking into the courtyard (Polo Mews South located to the right of the photograph). Note the red brick detailing and clock tower.



Figure 11 – The Bothy.



Figure 12 - Hedges around The Bothy creating a sense of separation between Green Acres and The Bothy. The Bothy visible through the entrance arch.

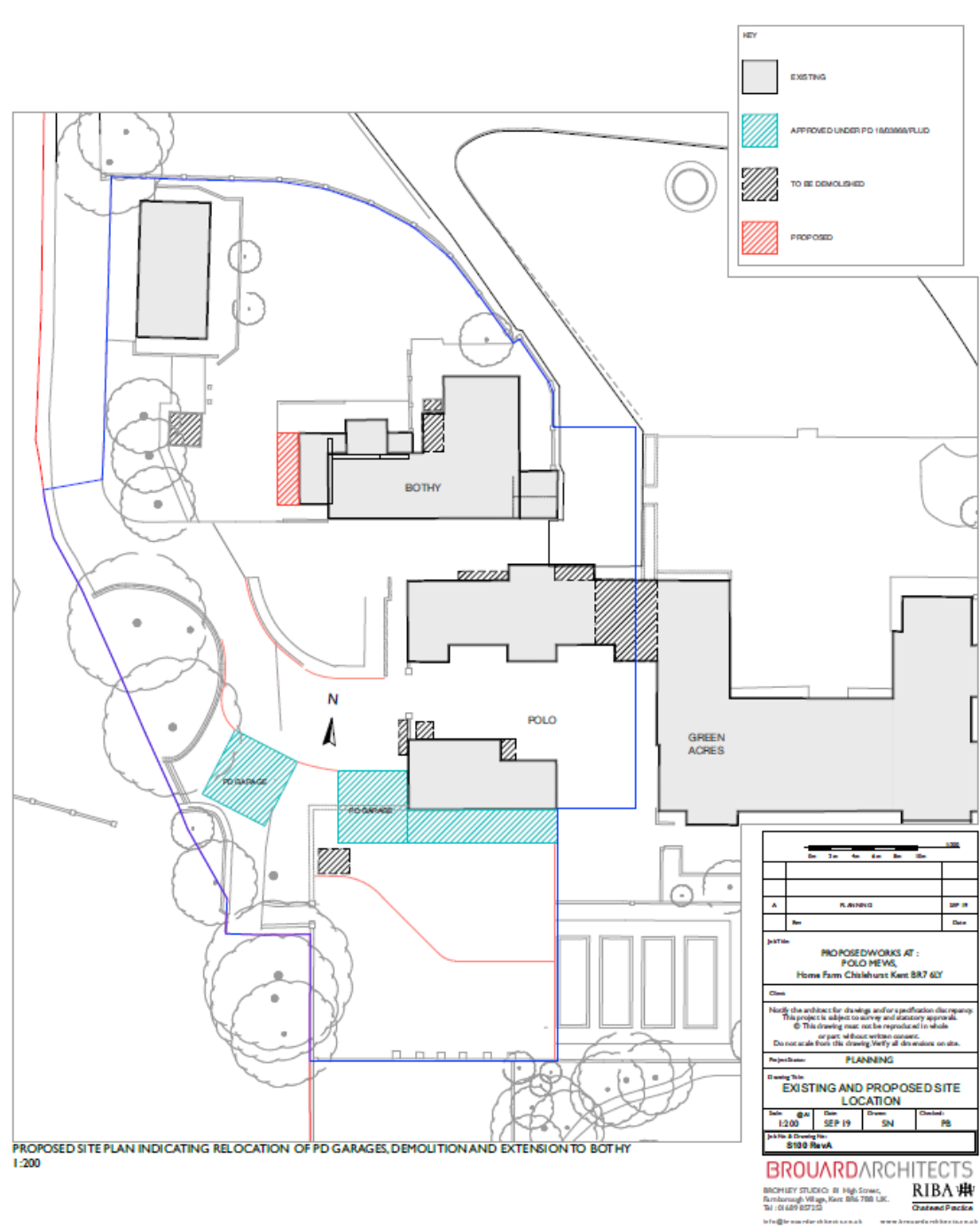


Figure 13 – Plan of proposed demolition

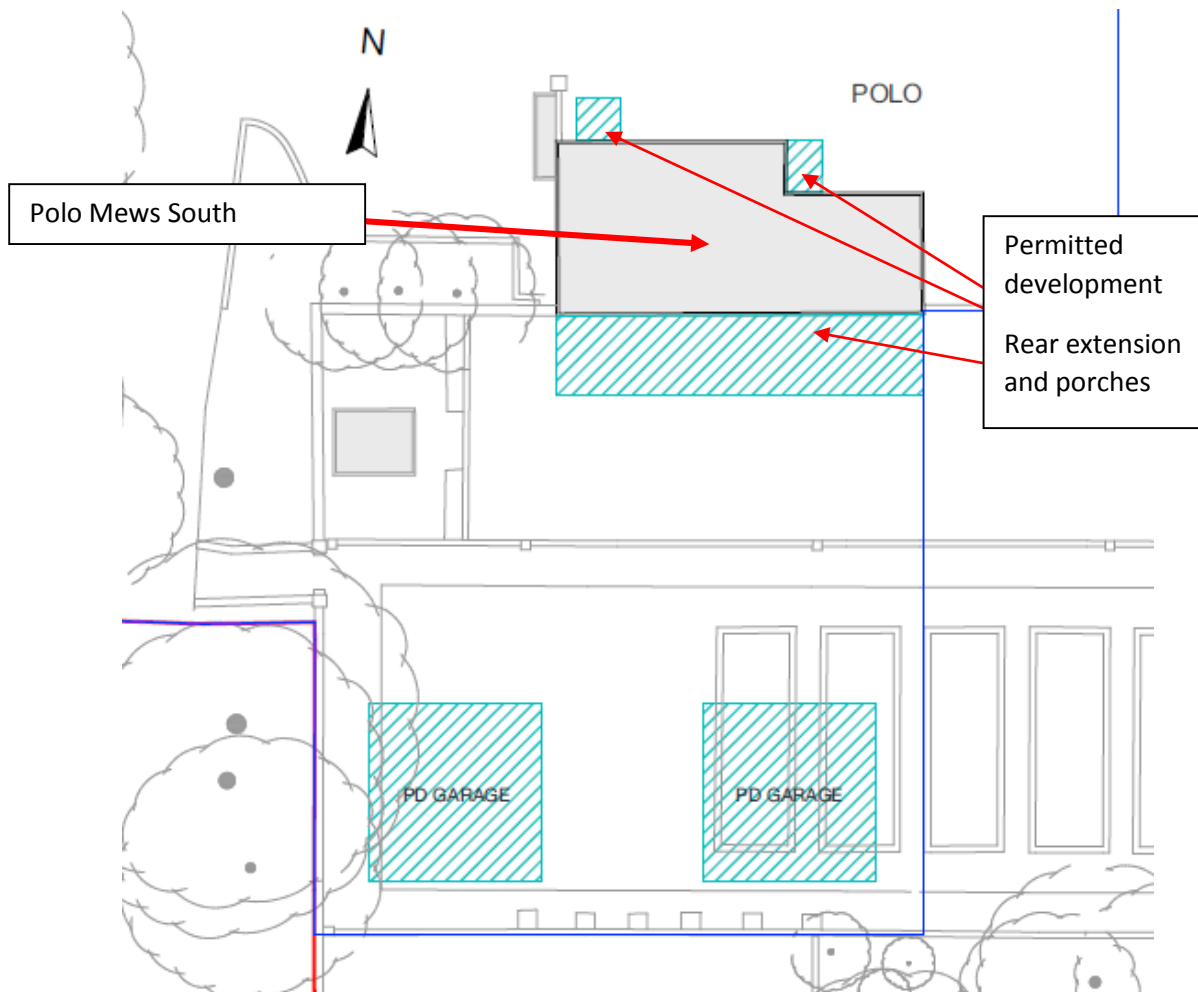


Figure 14 – Permitted development works to Polo Mews South

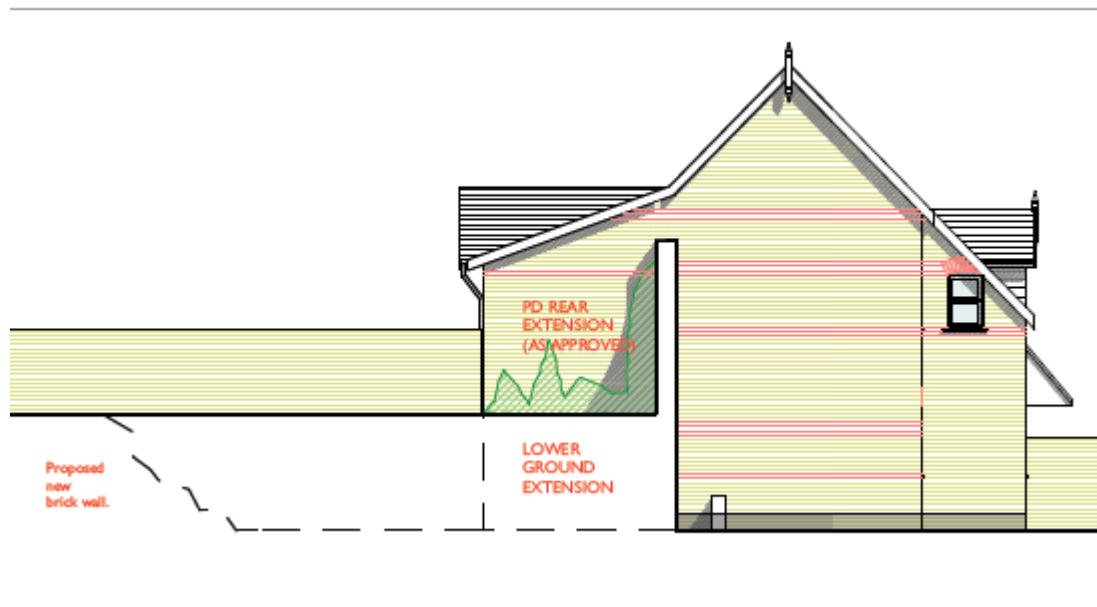


Figure 15 - Image showing proposed excavation works to provide lower ground floor extension to serve Polo Mews South.





Figure 16 – Top: Proposed front elevation of Polo Mews North. Bottom: Proposed front elevation of Polo Mews South

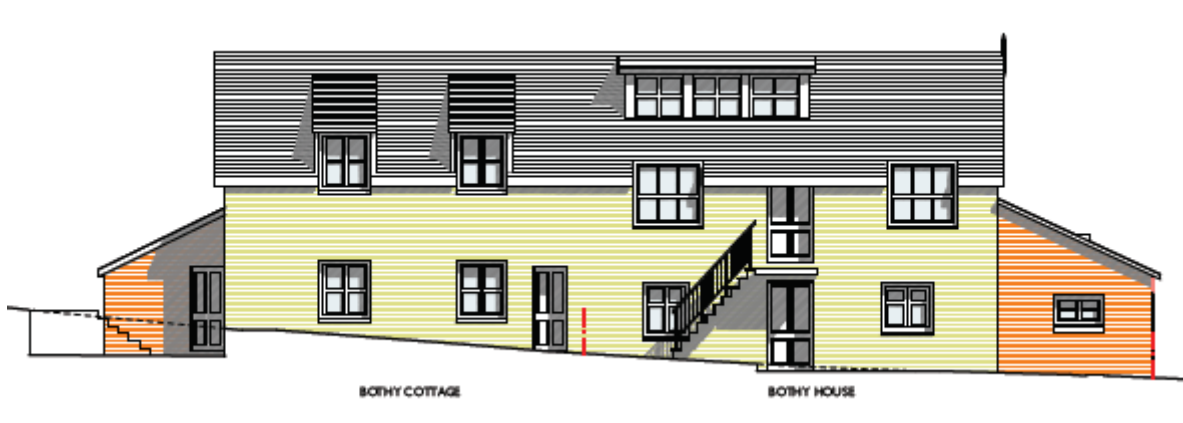


Figure 17 – Proposed Bothy front elevation.