

Case Reference: 23/504471/OUT

Site: Land At Moat Road Headcorn Maidstone TN27

9NT

Case Officer: Marion Geary

Conservation Officer: Jeremy Fazzaloro



DESCRIPTION OF WORKS

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

SIGNIFICANCE

Designation and context	The application site relates to an area of land to the north west of the Grade II listed Moat House. Headcorn Conservation Area is located to the south east of the application site. The application site is not within the boundary of the conservation area. Formerly a moated site, Moat House dates from the early to mid C16 with alterations in the C18/19, it was restored in the 1960's. The property is timber framed with the ground floor red brick in stretcher bond and the first floor is tile hung. The property is a typical Lobby entry plan and was formerly with a continuous jerry, a common feature of hall houses in the C16. Moat House is a building of special historic and architectural interest, and this is reflected in its Grade II listed status.
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COMMENTS

Planning history	22/501788/PAMEET
Relevant policies	DM 4
Impact on character and setting	<p>The application pertains to the erection of 120 dwellings to the northwest of the Grade II listed Moat House. The site is bordered by hedges, trees, and vegetation along its southern and eastern boundaries, and there are several buildings to the southeast of the site. Currently, the application site is partially screened with trees and hedges, and Moat Road separates the site from the listed building. The primary consideration is the impact on the Grade II listed building, and to a lesser extent, the conservation area.</p> <p><u>The setting of Moat House</u> Turning first to Moat House, its setting comprises the garden area and former moated area. Historic maps from the late 19th century show the moat and wooded area to the north. The landscape has changed since the late 19th century, and the site now has trees and vegetation along its boundary. Regarding the application site, the buildings to the southeast are not listed, but historic maps from the late 19th century show a series of buildings. The site has several interesting historic features, such as the former Royal Observer Corps Monitoring Post within the northeast of the site, which has undergone at least partial demolition and infilling and dates from the 1960s. The heritage statement indicates that the site may have important Roman finds, and it is advised that the officer consult KCC Archaeology. It is evident that the site does not contribute to the significance of the Grade II listed building or the conservation area.</p>

	<p><u>Impact of development</u></p> <p>The properties appear to have a traditional design with weatherboard cladding, pitched roofs, and chimney stacks, typical features, and materials of the area. Although covering a substantial area, the dwellings to the southeast will be set back from the boundary with additional planting along the boundaries, which will provide additional screening. The area to the southeast will form a public open space, benefiting the public. In accordance with the NPPF, it is necessary to consider the impact of the development. In this instance, there is a substantial separation distance between the conservation area, the listed building, and the application site. The proposed planting will provide additional screening. Overall, the development will not harm the significance of Moat House and the Headcorn Conservation Area.</p>
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CONCLUSION

Approve - I raise no objection to this application on heritage grounds

FURTHER GUIDANCE

For further guidance please click the relevant link.

- *Manual For Streets* ([LINK HERE](#))
- *Kent Design Guide* ([LINK HERE](#))
- *National Design Guide* ([LINK HERE](#))
- *Urban Design Compendium* ([LINK HERE](#))
- *Placecheck Users Guide* ([LINK HERE](#))
- *Setting of Heritage Assets* [LINK HERE](#)
- *Adapting Traditional Farm Buildings* [LINK HERE](#)
- *Stopping the Rot* [LINK HERE](#)
- *Conservation Principles* [LINK HERE](#)
- *Listed Buildings and Curtilage* [LINK HERE](#)
- *BS 7913 2013*
- *Statements of Heritage Significance* [LINK HERE](#)
- *Traditional windows* [LINK HERE](#)