

# Penshurst

## Conservation Area Appraisal



**SUPPLEMENTARY PLANNING GUIDANCE**



**MARCH 2001**

# Penshurst

## Conservation Area Appraisal

The historic environment is a social asset of immense value and one of the keys to the continuing prosperity of Sevenoaks District. Conservation Area Appraisals are part of the process of ensuring that we make the best use of our historic environment. They are tools for the positive management of change, not a means of preventing development. Conservation is focused on the entire historic environment, not just listed buildings. Trees, open spaces, buildings, uses, roads and streets all contribute to the character and local distinctiveness of the District's conservation areas.

The man-made environment of our conservation areas has used energy and materials moulded by people both past and present. The District Council will creatively manage the fabric of these areas in a sustainable way as a legacy for future generations.

It is intended that this appraisal will inform the activities of the Council, the public and other bodies where these impact on the conservation area. This Appraisal was approved by the District Council in March 2001 and adopted as Supplementary Planning Guidance.

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## **1.00 INTRODUCTION**

### **1.1 Definition and Purpose of Conservation Areas**

Conservation Areas first came into being as a result of the Civic Amenities Act of 1967 and are intended to identify any valuable visual or historic characteristics in a locality that may warrant special measures in order to protect and preserve them.

The Planning (Listed Building and Conservation Areas) Act of 1990 recognises that there are particular areas of ‘architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ and charges planning authorities with a duty to designate any such locations within their jurisdiction as Conservation Areas. This designation then empowers the local authority to pay particular attention to planning considerations and development within them and gives greater control over such matters as demolitions, landscaping and trees, and the display of advertisements.

Designation also raises the awareness of local residents and businesses to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties and surrounding land, thereby fostering a sense of communal pride.

It has been recognised that designation, because of the responsibilities and obligations it places on both owners and the local authority, should only be imposed on areas that are demonstrably suitable. Where the criteria have been met, the area should then benefit from the additional control and protection that designation confers, and from official recognition of the special architectural and historic character of the locality.

The management of our national cultural and historic inheritance is of paramount importance and Conservation Areas are a vital ‘grass roots’ starting point from which to safeguard the continuing care of our environment.

## 1.2 Purpose of Appraisals

As their number grows, it has become even more important for local authorities to include a well-defined and considered policy for their designated Conservation Areas in their Local Plans.

Planning pressures are such that any designation is likely to be subjected to detailed scrutiny and must be readily and demonstrably defensible against adverse criticism. The criteria for designation should be kept as uniform as possible and the public should be kept fully aware of the reasons for any proposed changes in their area.

The 1990 Act charges local authorities with the responsibility of undertaking a review of their Conservation Areas from time to time, both to consider the possibility of revising their extent, and to identify any past changes or future pressures which may affect the original reasons for their designation.

English Heritage published an advisory leaflet on the subject in March 1997, which outlines the preferred approach to these appraisals and gives examples of the type of content that it would be useful to include.

The appraisals should define the key elements that together give the area its character, and objectively analyse how they interact to enhance their individual impact.

They can then provide suggestions for future policies and improvements based on a clear understanding of the special architectural and historic qualities that highlight the area and give it its local distinctiveness.

These appraisals can also be used as a valuable means by which the impact of planning policies and the implementation of enhancement measures can be assessed.

### 1.3 Local Conservation Area Policies

The Sevenoaks District Local Plan (Adopted March 2000) lists the following policies which relate to conservation areas:

- EN21 In the designation and review of Conservation Areas the Local Planning Authority will assess all the following matters:**
- 1) **The special architectural or historic interest of the area.**
  - 2) **The cohesive character and integrity of the area including spaces round buildings their settings and trees.**
  - 3) **The desirability of preserving or enhancing the character or appearance of the area.**
  - 4) **The pressures for change which may encourage piecemeal development which would threaten the character of the area.**
  - 5) **The need to promote economic prosperity, through schemes of environmental enhancement, to overcome vacancy, neglect, decay or dereliction.**
- EN22 Proposals to demolish buildings which contribute to the character or appearance of a Conservation Area will not be permitted in the absence of overriding justification. Preference will be given to conversion and/or refurbishment as opposed to outright demolition of a building. Proposals to demolish extensions to original buildings or outbuildings will be judged on their contribution to the overall character of the area.**
- EN23 Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting. The design of new buildings and alterations to existing buildings should respect local character, whilst the treatment of external spaces including hard and soft landscaping, boundary walls, street furniture and signs should be compatible with and enhance the appearance of the area.**

Buildings which make a positive contribution to the character or appearance of the conservation area are identified on the character appraisal plan at the end of this document . English Heritage national guidance on conservation areas sets out the criteria used to identify these buildings.

The Sevenoaks District Local Plan also states that the Local Planning Authority will undertake detailed assessments of designated Conservation Areas and will prepare proposals for their preservations. Development proposals will be judged against their overall contribution to the enhancement of the character and appearance of the area as set out in any scheme which may have been prepared.

This assessment and the detailed analysis of the area contained in the report are intended to fulfil this commitment and provide the background for enhancement schemes.

### 1.4 Other Local Plan Policies

The Local Plan also identifies specific policies designed to protect the natural environment and historic buildings.

Policy EN6 places restrictions on development within the Kent Downs and High Weald Areas of Outstanding Natural Beauty and EN7 gives priority to the enhancement of natural beauty, landscape, open space, geographical features and wildlife over other planning considerations within the North Downs and Greensand Ridge Special Landscape Areas. Other Areas of Local Landscape Importance where development may be restricted are noted in policy EN8.

Landscape features and wildlife habitats beyond the confines of the urban areas, towns and villages are also protected by policy EN11.

Important areas of greenspace within the built confines are safeguarded under policy EN9 and EN10 protects important areas of urban fringe.

Listed building policy is defined in sections EN18 and EN19 and the reuse rather than the demolition of unlisted buildings of local interest is promoted by policy EN20.

Trees over a certain size are automatically protected within Conservation Areas, with any proposed work to them having to be notified to the local authority in writing six weeks in advance.

Transport strategy for the District is summarised by the following section.

**T1. A co-ordinated transport strategy will be implemented including:**

- 1) Encouragement of the provision of appropriate public transport services and facilities.**
- 2) Use of traffic management to achieve a safer and more efficient use of existing roads.**
- 3) An integrated car parking strategy involving residents' parking, local enforcement and consideration of the need for park and ride facilities.**
- 4) New highway construction and improvements to the existing network.**
- 5) Encouragement of walking and cycling.**

## 2.00 DESCRIPTION OF CONSERVATION AREA

### 2.1 General Description

Penshurst Conservation Area covers some 32 hectares and contains 32 listed buildings. It was first designated in 1976 and reviewed in 1991, although an earlier study of the whole village was carried out by the Planning Department of Kent County Council in 1969.

The focal point of the Conservation Area is the centre of the village where the church, public house and entrance to Penshurst Place are within close proximity, as is the road junction between the B2176 and the B2188.

The Conservation Area takes in not only the heart of the village, but also the curtilage and park of Penshurst Place and the area around Elliots Farm to the south east of the river Medway where the land rises up Rogues Hill.

All of the Conservation Area, apart from a tiny section in the south east, falls within land designated as Green belt, the Greensand Ridge Special Landscape Area, as well as lying within the High Weald Area of Outstanding Natural Beauty.

A significant amount of the hectarage of the designated area is occupied by open fields and Penshurst Park, the built environs being relatively small.

The centre of the village adjacent to the road junction has a high proportion of listed buildings, although the modern residential estates to the west of the junction also fall within the area.

The River Medway flows through the south east corner of the Conservation Area and the open land is served by numerous drainage ditches that encourage the growth of marginal water plants.

The main attraction, and the reason that most visitors come to Penshurst is, of course, Penshurst Place, which apart from opening as a stately home, also hosts other events on an occasional basis. The rest of the village centre is primarily geared up to cater for the visitor and has tea rooms, antique shops and a public house.

Penshurst also has a church, primary school, village hall and telephone exchange and a small garage and general store, which together add to the character of the village. There is a modern housing estate to the south west of the Conservation Area, but otherwise the residential properties tend to be individual houses or cottages located on minor roads that link Penshurst with the surrounding villages.

The Conservation Area was designated primarily because Penshurst is such an interesting example of a medieval village, tightly concentrated around the church and great house. This original settlement is still evident and highlighted by the additional development on Rogues Hill which was originally the site of an outlying farm. The 19th Century developments are architecturally valuable and they too are worthy of preservation.



## 2.2 Location and Geographical Context

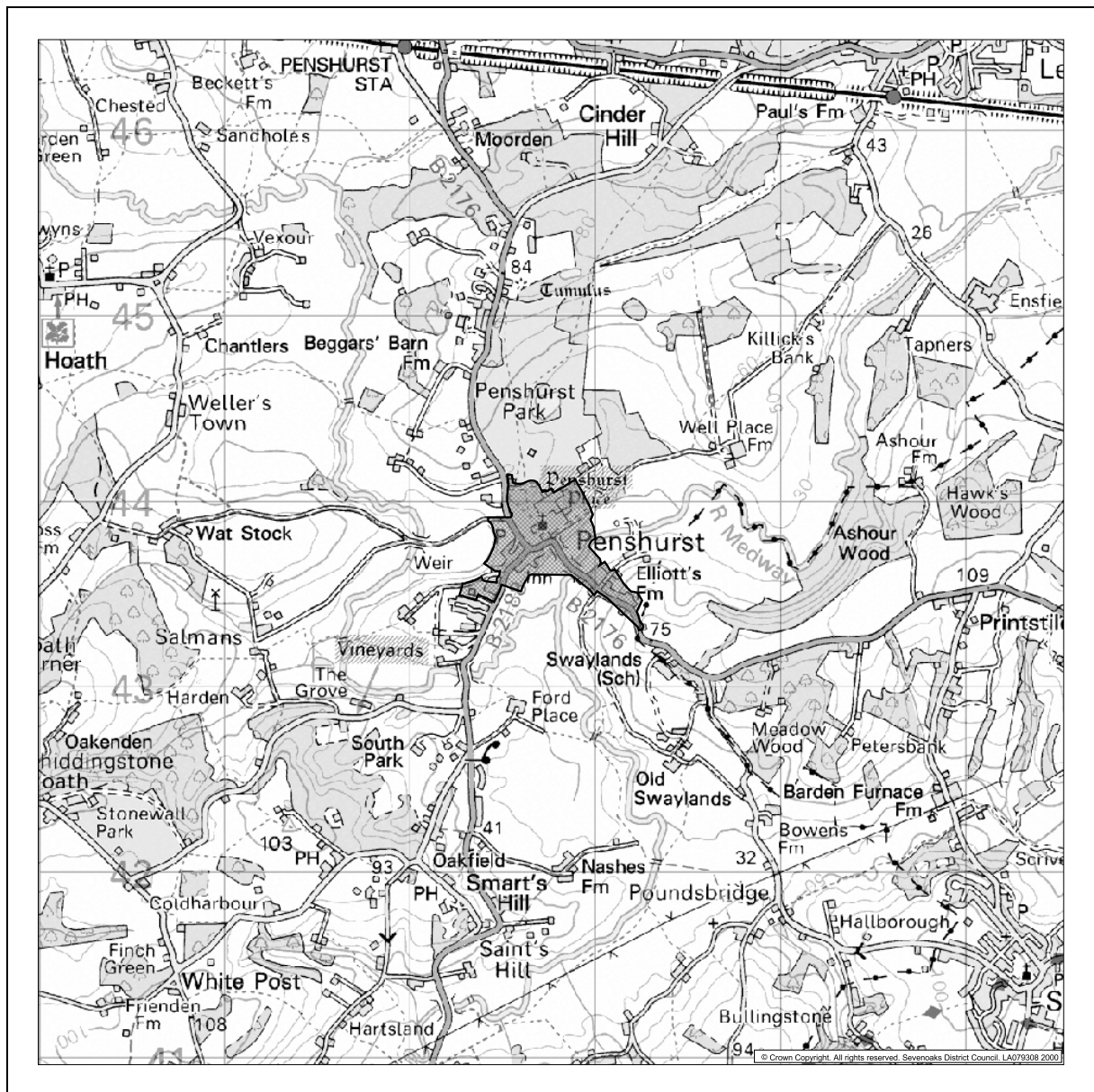
The village of Penshurst lies in open countryside due south of Sevenoaks and north west of Tunbridge Wells (see Map 1, next page).

Penshurst village is situated in the upper valley of the Medway adjacent to the confluence with the river Eden and the land rises to the north west and south east of the village centre.

It is surrounded by a number of long established farming estates, and lies almost equidistant from the similarly sized, although traditionally subservient villages of Fordcombe and Leigh.

It is served by a railway station, although this is situated some two miles from the village centre, at Chiddingstone Causeway.

The Eden Valley Walk runs east/west through the village and there is a bus service to Bidborough, Southborough and Penshurst railway station.



Map 1 Geographical Location

### 2.3 Historical Development

The original settlement at Penshurst was probably a Saxon clearing in the woodland adjacent to a convenient crossing point on the Medway.

After the Norman Conquest, a garrison was established at Tonbridge and the surrounding area of land, known as the Lowy, was confiscated from its owners and used for providing fuel and provisions for the establishment at Tonbridge Castle. Penshurst fell within the Lowy and it was not until the Norman invaders felt secure in their tenure that lands began to be returned to private ownership.

Medieval times saw the founding of the present house at Penshurst Place when Sir John de Pulteney acquired the site in about 1338 and began building the open hall that is at the centre of the complex to this day. However the estate had reputedly been in the ownership of the Penchester family for about three hundred years prior to the sale to de Pulteney, and Sir Stephen Penchester apparently had a manor there.

The house was extended and altered by successive owners, and was eventually sequestered by Henry VIII from Henry Stafford, 1st Duke of Buckingham, along with the Dukes head!

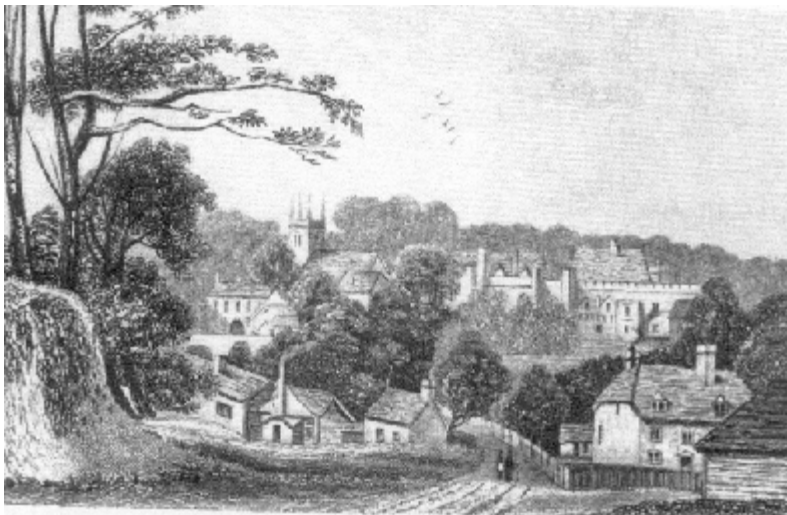


Fig. 1 A View of Penshurst looking north in the 1840's

Edward VI granted the estate to the Sidney family in 1552, and the house is still in their ownership. Robert Sidney was created Earl of Leicester in 1618 and the title remained in the family until 1743, when there was no male heir to succeed. The family name continued through adoption by the husbands of female heirs and in 1835 Sir Philip Sidney was granted the title of Baron de L'Isle and Dudley, which has been handed down to the present day. Penshurst Place and its gardens are now open to the public and are host to various outside shows and attractions.

As in the neighbouring village of Leigh, the architect George Devey, had a considerable influence in the latter part of the 19th Century. Devey was a gentleman architect, popular with country landowners, many of whom were titled and influential. He trained as a watercolour painter as well as an architect and his eye for a picturesque composition found favour particularly with the artistically connected community that existed in Penshurst in the 1840s and 1850s. Devey's first commission in the village was to make some additions to the rectory, and this brought him to the notice of Lord de L'Isle and Dudley who employed him to build

numerous estate cottages and to carry out restoration work to Penschurst Place.

Devey's style was a conscious return to the vernacular Kent tradition of exposed timber framing, tile hanging and rough cast render which struck a nostalgic note for the rural archaeology of the area with his patrons. Although his home and office were based in London, he first made his name with his work in Penschurst and maintained close links with the village for many years.

His most notable work in the village is perhaps the additions he made to the cottages in Leicester Square in front of the Church, which although dated 1850, sit extremely comfortably alongside their 16th Century neighbours.



Map 2. Penschurst on the 1878 O.S. Map

Penschurst church was probably established around 850 AD although it is officially first recorded in 1115AD. From 1170-1554 it was in the patronage of the Archbishop of Canterbury.

After the Sidney family acquired Penschurst Place, they carried out alterations and additions to the church where there is now a chapel dedicated to them, built in 1820's by J.B. Rebecca, who also worked on the main house. Sir Giles Gilbert Scott rebuilt the north aisle and east chancel wall in 1864.

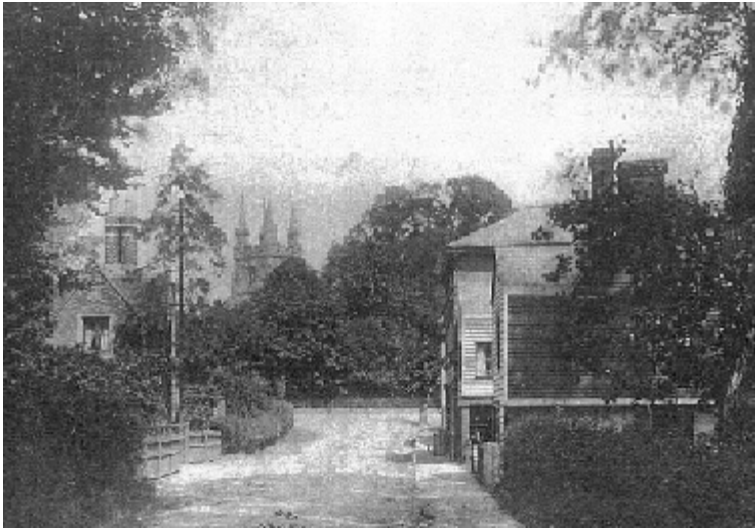


Fig. 2 An early photograph of Penshurst from the west

Transport links to the village were via a turnpike road with a Turnpike House and gates to the west of the Rectory garden. A plan to link Penshurst with Maidstone via a canal was proposed in 1627 but never came to fruition.

A small airfield at Penshurst played a part in the Battle of Britain as a refuelling point for the fighters of the RAF.



Fig. 3 Restoration work at Penshurst Place in the 1840's

## 2.4 Architectural Description

As in many villages in this area of Kent there exists a variety of architectural styles and materials but the use of red brick and stone, tiled roofs and timber framing predominate. The age of the buildings varies considerably but, thanks to the work of architects such as George Devey, there is a unity of detail and form that links the buildings across the years.



Fig. 4 Devey's Cottages in Leicester Square

In the centre of the village and at the Birches there are examples of white painted stucco and classically styled residences, but in general the prevalent style is the more unrestrained Kentish vernacular. Timber detailing is robust and often decorative and the variety of roof heights, dormer window insertions, porches and chimneys adds interest to the streetscape.



Fig. 5 The High Street



Fig. 6 Variety of roof heights and detail add interest to the street scene

Penshurst Place is predominantly constructed in sandstone with some brick turrets and infills.



Fig. 7 Penshurst Place

The original 14th Century manor house has been gradually extended over the centuries in a variety of styles, nonetheless forming a cohesive whole. The walls to the formal gardens, laid

out by Devey, enclose a large rectangular plot, with the house occupying the north west corner. The house has battlemented towers, steeply pitched hall roofs and tall decorative chimneys. The asymmetric plan is indicative of how the building has been added to and adapted over the years.



**Fig. 8 The church of St John the Baptist**



**Fig. 9 Rose Cottage on Rogues Hill**

The church too is built of sandstone as are many of the houses and smaller cottages, often with tile hanging on the first floor.

The Yews adjacent to Elliots Farm has a classic stone facade with brick to the less important elevations. In contrast, the red brick Queen Anne facade of the Rectory is complemented by coursed stone with red brick dressing to the north east elevation, however, an unsightly extension and metal escape stair mars this and the rear elevation.



**Fig. 10 The Rectory**



**Fig. 11 The Yews adjacent to the bridge over the Medway**

Modern development in general has followed the use of traditional materials but the layout of the new estates is to a 20th Century formula.

### 3.00 CHARACTER APPRAISAL

#### 3.1 Setting of the Area and Spatial Relationships

The Conservation Area is dominated by Penshurst Place and the church of St. John the Baptist that lies in close proximity to it. These buildings are set on the highest ground in the village and the church can be seen from most vantage points.



Fig. 12 View of the church tower from the west

Descending Rogues Hill and entering the village across the open land that bounds the river, the first clues to the character of the village are to be found in the Gateway and Lodge to Penshurst Park.



Fig. 13 The Gateway and Lodge to Penshurst Place

Leicester Square and the church behind occupy a dominant position adjacent to the lodge, emphasising the link between the great house and the ecclesiastical life of the village, and their interdependence in former years.

Turning the ninety-degree bend in the road adjacent to Leicester Square gives the first glimpse of the cluster of historic buildings at the village centre.



**Fig. 14** The view towards the Leicester Arms Hotel

The eye is drawn past the mature trees in the grounds of the Rectory, up a rise in the road towards Rectory Cottages and the Leicester Arms Hotel. There is much vegetation to soften the outlines of the buildings and the Hotel itself provides a visual stop at the next bend in the road. The buildings are attractive and invite further exploration towards the road junction.



**Fig. 15** The view towards the road junction

As one passes the three storied, stuccoed Leicester House, and the adjacent smaller Buxton House Stores, there is a change from the intimate atmosphere of the closely grouped buildings on the south side of the road. The junction itself is wide and presents a large tarmac surface and the sense of enclosure that is evident further east has been lost, although the road is overlooked by the pretty tile hung Quintways Tea Rooms, the dormered window Cottage and the rather grand 18th Century elevation of Colquhoun House.



**Fig. 16** The Village Hall

The Village Hall dominates the north side of the road junction and the car parking area in front of this building increases the expanse of tarmac. The hedge and adjacent brick wall between the Hall and Latymers Lodge give way to timber board fencing which does nothing to enhance the view along the High Street back towards the Church.





**Fig. 17** View towards the church from the west past Latymers Lodge



**Fig. 18** Keymer Cottages on the High Street

On the opposite side of the road the buildings stand directly on the pavement with low railings or hedges marking its edge. The development of modern cottages further west on this side has a white picket fence screening the front gardens which is a more successful solution than the close boarded fence on the north side.



**Fig. 19** The south side of the High Street

The view of the road junction is perhaps more visually successful when approached from the north. The open park and farmland gives way to matured trees at the entrance to the new Latymers estate. Fir Tree House is an attractive 16th Century building and the front elevation of Quintways tea room gives a sense of enclosure that is missing from the view of the area in other directions.



**Fig. 20** Fir Tree House



**Fig. 21** Quintways Tea Rooms on the road junction

The view from the junction to the south east side of the High Street perhaps shows the historic line of buildings at their best. On the opposite side of the road the new development on the site

of Latymers House is visible in glimpses between the existing and new trees.

As the road leaves the village to the south west there are some splendid views across the river valley to Rogues Hill and the open countryside beyond.



**Fig. 22** View south from Fordcome Road



**Fig. 23** View towards Rogues Hill

A number of properties take advantage of the higher ground to make the most of these vistas, and can themselves be seen from the opposite side of the valley. Star House and the Birches are both listed and Petres Field marks the south west boundary of the Conservation Area, before the newer council and private housing estates begin.



**Fig. 24** The Birches

To the south east, the road winds and climbs up from the valley and there are a number of attractive properties situated along it. Although centered on Elliots Farm, the development continues up the hill as far as Rose Cottage in the extreme south east.



**Fig. 25** View from Rogues Hill

The road itself is cut into the hill and the glimpses of the properties that can be seen around the bends and in juxtaposition with each other when viewed both up and down the hill lend the area its charm and attraction.



**Fig. 26** Rogues Hill looking south east

### 3.2 The Impact of Individual Elements/Features/Groups of Buildings

Penshurst Place is the most important building in the village and surrounding area. The economic life of the village is linked directly to it and it has had an enormous influence on local style, atmosphere and character. It not only generates great historic interest but also increases pressures on the traffic infrastructure of the area. However, it should be recognised that there is pressure on the road infrastructure at all times, partly due to the fact that the road through the village is regularly used as a 'rat-run' by commuters travelling to and from Tunbridge Wells and surrounding areas.

The house itself however is not immediately obvious except when approaching the village from the north. From this direction it affords the first indication of the approaching settlement.



Fig. 27 Penshurst Place from the north

Otherwise it is the cottages of Leicester Square, the Gatehouse to the park, the wall to Penshurst Place and the Rectory which are grouped together around the church that dominate the southern entrance to the village.

The church tower with its unusual pinnacles is a prominent feature in other vistas within the village, and, as it lies on rising ground, this group forms a important picturesque set piece when seen from the valley in the south east.



Fig. 28 The church tower from the north east

The cottages of Leicester Square are set above a retaining wall and steps down to the road and from close proximity afford further views under the archway to the churchyard beyond.



Fig.29 Leicester Square from the churchyard



Fig. 30 Leicester Square from the road

The church and Leicester Square invite exploration on foot and the visitor is drawn away from the vehicular dominated street into the quiet of the Churchyard and thence to the Park beyond. The churchyard is well kept although the condition of the older buildings in Leicester Square seems somewhat precarious. They are such an important feature of the village character that it is essential that they be cherished and kept in good repair.

The Leicester Arms Hotel and the cottages to the east are another important grouping that contribute to the character of the area. Their siting on the curve of the High Street and their picturesque appearance give them a prominence in the street scene.



Fig. 31 Rectory Cottages



Fig. 32 The Leicester Arms Hotel

It is a pity that one of the row of cottages has been unsympathetically altered and has a flat roofed dormer inserted that is out of character with the buildings.

Further along the High Street the group of buildings from Quintways Tea Rooms to Forge Cottage form the historic core of the village, and together with the Village Hall, define the central area.

The new developments of individual houses behind the High Street, and approached from Latymers, has respected and retained the mature trees, but when seen from the High Street, the

buildings themselves are so carefully hidden that the space is bland and uninteresting. It is a pity that the opportunity of inserting some new buildings of quality and detailing has been missed. Similarly, the remainder of the residential development that has been set amongst the existing trees, pays lip service to the traditions of the area, but has a distinctly suburban feel that is rather alien in such a village.



Fig.33 The Latymers development from the High Street



Fig. 34 The new development at Latymers

Forge Close, a group of sheltered housing adjacent to this development, has perhaps managed to fit more comfortably into the village environs.

The garage and post office, the last building on the south side of the road, has expressive detailing, and is a well-known feature in the village. Adapted from the old forge, hence the horseshoe design on the front façade, it has the appearance of a traditional building that has been sympathetically adapted to its new use. It has a distinctive picturesque vernacular appearance especially when viewed from the western approach into the village.



Fig. 35 The garage and post office-cum-general store



Fig. 36 The approach to Peshurst from the west

The ribbon development along Rogues Hill has a number of interesting properties that, when viewed in sequence, enhance what would otherwise be a narrow and unremarkable country lane. The views from the highest part of the road are an important visual feature and even the commercial venture of the Enterprise Centre does not sit uncomfortably when viewed against the surrounding farm buildings.



Fig. 37 Rogues Hill Cottages by George Devey



Fig. 38 The former Almshouses on Rogues Hill

The bridge over the Medway, the adjacent cottage and the Yews are an attractive grouping at the foot of the hill. The whole Rogues Hill area is further enhanced by the trees, stone walls and hedging which border the road.



Fig.39 The Medway bridge



Fig. 40 Bridge House

The area behind the primary school and telephone exchange borders open farmland and contains some attractive houses, two of which have been deemed historically interesting enough to list.



**Fig. 41 Star House**



**Fig. 42 Thimble Hall Cottage behind the telephone exchange**

One of these, Star House, is in a prominent position which can be seen from Rogues Hill. It is vistas such as these which are important in uniting the extended boundaries of the village and creating a sense of place.



## **4.00 FUTURE TRENDS**

### **4.1 Current and Future Pressures on the Area**

The greatest pressure on Penshurst at present are those exerted by the number of visitors to the village and the consequent traffic movements that this generates and by commuter traffic from the surrounding area.

Penshurst Place has a large car and coach park for visitors to the house and park but the entrance is so sited that traffic approaching from the north or south west has to pass through the heart of the village to access it. The other approach, via Rogues Hill, brings the traffic down a narrow country road and over an even narrower bridge that can only take single file traffic. Although the visitors bring some financial advantage to the village, it must be difficult to offset this against the intrusion that a busy summer's day invasion causes.

As the village lies within the Green Belt, the opportunities for successful planning applications for new development are extremely limited. The residential estate at Latymers was constructed in 1977 after the demolition of the old house. Development on this scale is unlikely to happen in future due to tight policy restrictions.

There is always a pressure to convert redundant farm buildings and care has to be taken when considering to which new use they can be put. The enterprise centre at Elliots Farm seems to have managed to find a viable commercial use that will help the area economically, rather than assuming that a residential use is the only option.

### **4.2 Potential for Enhancement**

Parking on the road adjacent to Leicester Square detracts from the view of the group when approaching from the south east. It would improve the situation if parking were limited to the wider section of road outside the Rectory.

In Leicester Square itself, the area of tarmac between the steps and the archway is out of keeping with the surrounding buildings and might be better replaced with brick paviors, cobbled setts or flagstones if funding permits.

The detailing of the doors of the shopfront to the Buxton House Stores could be improved and brought more into character with the style of the property, as could the whole shopfront of the former Penshurst Stores.

As previously mentioned, the fencing to Magpies and Latymer Lodge would perhaps be better replaced, when the time comes, with a barrier that is more in keeping with the surroundings.

The front elevation of Colquhoun House has patchy remains of former painting which coupled with the rusting front railings give the property an air of neglect.

Telegraph poles in the High Street are unsightly and the wires spoil the view towards the church. It would be a worthwhile exercise to relay the cables below ground if possible.

The pavement outside the Forge garage is in poor condition and needs repair.

The flat roofed modern dormer windows and tile hangings of 3 Rectory Cottages are out of keeping with the adjacent cottages and, should the opportunity arise, the owners of the property

might be encouraged to alter them to provide a more authentic detail. They are located on both front and rear of the property and can be seen from some distance away. The cottage also has an unsightly garage and rear extension. The surgery sign adjacent to the village hall appears more like an estate agents temporary board, and should be replaced with something more suitable.

The section of waney edged fencing between the old gateway to Penshurst Place and the wall by the bridge stands out in contrast to the mellow stone and brick of the older structures.

On Rogues Hill House, the boundary wall is topped with barbed wire, and although maybe necessary for security purposes, is unattractive visually.

#### **4.3 Considerations for Future Policy Recommendations**

An area that might be worthy of inclusion in the Conservation Area lies to the north west of North Lodge and includes Moat Cottages and the Moat Farm complex. It might also be worth considering extending the area to the edge of the village to include Hammerfield, Hammertower and Culver House.

To the east of the area the land beyond the school has a natural boundary formed by the drainage ditch and this open area might benefit from inclusion.

On the banks of the river the boundary appears to follow some fairly arbitrary routes and modifications to bring it into line with natural boundaries are suggested on Map 5.

An unsightly satellite dish has appeared on one of the properties on Rogues Hill, and television aerials sprout from the roofs of many of the listed buildings in the village centre. Some restriction on the siting of these items within the Conservation Area would be beneficial.

Similarly restrictions on UPVC replacement windows on unlisted buildings would have prevented such changes as can be seen on the sheltered housing in Forge Close.

At the time of writing the report, there were a series of roadside advertisements on the edge of Penshurst Park, relating to future events at Penshurst Place. It is appreciated that these are of a temporary nature, but considering the frequency of these undertakings, consent for such advertisement should perhaps be a requirement.

**Acknowledgements:**

The draft document was prepared by Donald Insalls Associates Ltd.

**Bibliography:**

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**MAP 4**  
**Penshurst**  
**Conservation Area**  
**Character Appraisal**

Scale 1:4000

Drawn By SNM

Date March 2000



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