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Town and Country Planning

Sevenoaks District Council

PLANNING (LISTED BUILDING AND CONSERVATION AREAS ACT) 1990.70.8

Notice is hereby given that Sevenoaks District Council has reviewed existing conservation areas at Brittains Farm and The Vine, Sevenoaks, Baldwins Green, Chevening, Chiddingstone and Chiddingstone Hoath and resolved on 27 September 2007 that the boundaries should be reviewed and varied under section 69 of the above Act.

The Council has reviewed Brittains Farm Conservation Area boundary and resolved to make no alteration as there has been little change to the area since the Appraisal in 2001.

The Council will vary the Vine Conservation Area to incorporate a new area stretching north-west from the present boundary. The locations to be included in the extended area consist of most of The Drive, the end of St Botolph's Road nearest to the Vine cricket ground and the group of listed almshouses close to the Methodist Church. The extension of The Vine Conservation Area is intended to contribute to the protection of the setting of these listed buildings and to include the architecturally high-quality 19th and early 20th century properties within the new area.

The Council has reviewed Baldwins Green Conservation Area boundary and resolved to make no alteration as there have been no significant changes since the conservation area was originally designated in 1992 which would require modification to the boundary.

The Council will vary the Chevening Conservation Area by including Chevening House and its Park which form the focus about which Chevening village has developed. The inclusion of the House, its formal gardens and walled garden within the Conservation Area is justified by this close link together with the architectural and historic importance of Chevening House. The new area includes Chevening village together with Chevening House and its immediate setting, the formal gardens and the listed walled kitchen gardens.

The Council will vary the Chiddingstone Conservation Area by extending the boundaries of the designated area to include the remaining grounds and buildings of Chiddingstone Castle. Hill Hoath Road and associated buildings are included together with historic houses located along both sides of the road and the majority of historic and vernacular buildings located at Hill Hoath. Mole End and Keepers Cottage are of similar construction to the properties associated with Hill Hoath farm and are also included as part of this historic group. Part of the historic coach road from Chiddingstone Castle to Penshurst is also included as an important historic landscape feature which provides part of the setting to the conservation area.

The Council will vary the Chiddingstone Hoath Conservation Area by extending the boundaries of the designated area to include the extensive wooded grounds to Hoath Hall, on the western extremity of the conservation area together with Well Cottage and Hill Crest which form one building to the north of the existing conservation area. Crest Cottage is also included. The area of land to the east of Rendsley Cottage and Wheelwrights is included as part of the setting to the conservation area.

Plans showing the reviewed boundaries for Brittain's Farm and The Vine, Sevenoaks, Baldwins Green, Chevening, Chiddingstone and Chiddingstone Hoath conservation areas may be inspected during normal office hours at Sevenoaks District Council planning reception, Community and Planning Services, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG.

K Paterson, Community and Planning Services Director, Sevenoaks District Council.

The Principal Effects of Designation

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Within conservation areas additional planning considerations are applicable. The Council has a duty to develop proposals to ensure the preservation or enhancement of the area. Additional publicity is given to proposals for development which would affect the character or appearance of the area. Permission must be obtained from the planning authority before buildings are demolished. Trees are protected by the requirement that the planning authority must be given 6 weeks' notice before lopping or felling is to be carried out.

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