Boughton Church Conservation Area

Character Appraisal and Management Strategy

Consultation Draft
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1.0 INTRODUCTION

1.1 Boughton Church Conservation Area

Boughton Church Conservation Area was first designated on 21 January 1976. The boundary of the Conservation Area has not been amended since its original designation and the local planning authority has not previously prepared a Conservation Area Character Appraisal for the Conservation Area.

There are two other Conservation Areas in the civil parish of Boughton, one at Boughton Street and one at South Street.

1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (s.69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

It is the responsibility of individual local planning authorities to designate and review Conservation Areas using local criteria to determine and assess their special qualities and local distinctiveness.

Conservation area status provides extra protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local authorities have extra control over householder development.
- Special provision is made to protect trees.
- When assessing planning applications, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and its setting.
- Policies in the Local Development Plan positively encourage development which preserves or enhances the character or appearance of Conservation Areas (see section 4).

The aim of Conservation Area designation is to protect historic places and to assist in positively managing change, so that their significance is safeguarded and sustained. Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style or landscaping. In accordance with the four types of heritage values set out in the core Historic England guidance document (Conservation Principles: Policies & Guidance), communal values – which are those derived from the meaning of a place for people who relate to it, or for whom it figures in their collective experience or memory – will be of particular relevance to this Conservation Area given the linkages between place names and remnants of bygone uses in the wider context of historical growth and development. Above all however, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.
1.3 The Purpose and Status of this Character Appraisal

The purpose of this Conservation Area Character Appraisal is:

- To identify the significance of the heritage asset – i.e. the value of the asset to this and future generations because of its heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in preservation and enhancement of the area.
- To provide a framework for planning decisions and to guide positive change and regeneration.
- To provide the necessary background to, and framework for a review of the Conservation Area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features which detract from the character or appearance of the Conservation Area which offer potential for enhancement or improvement through positive management.

A Conservation Area Character Appraisal is a written record and assessment of the special architectural or historic interest which gives rise to the character and appearance of a place. The appraisal is a factual and objective analysis which seeks to identify the distinctiveness of a place by defining the attributes that contribute to its special character. It should be noted, however, that the appraisal cannot be all-inclusive, and that the omission of any particular building, feature or space should not be taken to imply that it is not of interest.

In some cases, significance may only be fully identified at such time as a feature or a building is subject to the rigorous assessment that an individual planning application necessitates.

Additionally, an appraisal can include management proposals to ensure the preservation or enhancement of an area by means of policies, action points, design guidance and site-specific design statements where appropriate.

An appraisal serves as a basis for both the formulation and evaluation of Development Plan policies, as a material consideration in the making of development management decisions by the local planning authority, and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individuals in design choices.

This Character Appraisal is supplementary to the Swale Borough Local Plan and the emerging Boughton and Dunkirk Neighbourhood Plan. It has been prepared in the context of the relevant national legislation and national and local planning policy and guidance provided by central government, Historic England and the Borough Council itself, all of which are set out in Chapter 4 of this document, concerning the matter of Conservation Area management (see page 22).

In light of the way that the production of Conservation Area Character Appraisal & Management Strategy documents (such as this one) are developed and prepared in the above stated context and are also subject to public scrutiny via a statutory public consultation period of a minimum of 21 days, following formal adoption by the local planning authority, they then have sufficient weight or gravitas to form a significant material consideration in the development management process.
2.0 BOUGHTON CHURCH CONSERVATION AREA

2.1 Summary of Significance

The significance and special interest of Boughton Church Conservation Area can be summarised as follows:

- A small isolated settlement, historically centred around farming and the Parish Church of St. Peter and St. Paul.
- The elevated and commanding siting of the Parish Church and its graveyard.
- The strong historic and visual link between the settlement and the surrounding landscape.
- The mix and close juxtaposition of former farmhouses, farm buildings, cottages, and the Parish Church.
- Mature trees.
- The use of local vernacular building materials
- The rural character of the lane, its tree-lined banks and flint and brick boundary walls.
2.2 Historical Development

Boughton Church Conservation Area is a small settlement which sits astride South Street- a rural lane which runs between Brenley and Oversland, roughly parallel to Boughton Street but a mile to its south. It forms part of the civil parish of Boughton-Under-Blean which is located midway between Faversham to the west and Canterbury to the East, in the county of Kent. The Conservation Area is separated from the village by the A2 dual carriageway, by Boughton Golf Club and by agricultural land. The Faversham/Selling railway line passes to the southwest.

The Doomsday Book (1086) records 62 households in Boughton-under-Blean (which compares to 75 in Faversham, 23 in Graveney and 30 in Selling).

The earliest surviving building in Boughton Church Conservation Area and indeed in the Parish of Boughton, is the Parish Church, dedicated to St. Peter and St. Paul, which dates from the 13th century. The church sits some one mile southwest of the village for unexplained reasons. Suffice to say that there are many similar village churches in Kent that occupy locations which are somewhat remote from the populations which they serve.

By the late medieval period there was certainly one farmhouse alongside the church, now known as Boughton Court, and there may have been others. The distribution of medieval farmhouses in and around South Street is a clear indication that the land was productive.

Post-medieval development was sporadic and included isolated buildings during the 18th century (Boughton Church House, Boughton Court Barn and 7and 8 Boughton Church Cottages) the early19th century (Boughton Church Farm) and the later 19th century (Boughton Church Cottages, The Litchen and farm buildings). A National School previously existed to the north of The Litchen, but was demolished in the 20th century.

Unusually, 20th century development is noticeable by its absence so the character of the hamlet has changed little since the 19th century.
Boughton Church Conservation Area Character Appraisal

Saxton Map 1575 for Boughton under Blean

Andrews, Dury and Herbert Map 1769 for Boughton under Blean

Greenwood Map 1821 for Boughton under Blean
Extracts from Ordnance Survey Maps
2017

aerial view of Boughton Church Conservation Area
2.3 Topography, Geology and Landscape Setting

Distinct topography helps to define the special character of Boughton Church Conservation Area. The parish church sits on a marked promontory which rises from 20m to over 40m above sea level. This distinct landform no doubt gave rise to the siting of the church and so to the existence of the hamlet itself.

Winterbourne Hill and Dunkirk Hill rise to the east although they are too distant to feature in views from within the Conservation Area. The golf course, on higher land to the east, despite bordering the Conservation Area, is largely hidden from view from within it. The rural landscape is much more apparent in views looking to the south and west, particularly from elevated locations within the churchyard. The landscape has the characteristics of chalk downland with rolling farmland, dry valleys and tree shelter belts supporting arable farming, fruit growing and, traditionally, hop gardens.

Natural England, with assistance from Historic England, has mapped and described the landscape character of England which has been divided into 159 National Character Areas. The Character of England-Landscape, Wildlife and Cultural Features Map (updated 2005) identifies the landscape around Boughton Church as falling within the North Kent Plain, a gently undulating landscape with fertile loamy soils supporting productive mixed agriculture and fruit growing. Kent County Council has further refined and subdivided the character areas within the county as part of The Landscape Assessment of Kent (published 2004).

Further valuable landscape character assessment work has been undertaken at the local level by the Borough Council and the Boughton & Dunkirk Neighbourhood Plan Team, resulting in the publication of the following documents:

- Swale Landscape Character and Biodiversity Appraisal (2011)
- Boughton & Dunkirk Neighbourhood Plan Landscape Character Areas (2015)
3.0 CHARACTER APPRAISAL

3.1 Key Characteristics

Key Positive Characteristics:

- The distinct topography, giving rise to steeper gradients and the dramatic siting of the Parish Church.
- Views of the church from inside and outside of the conservation area.
- The rural character of South Street with its wooded banks and boundary walls constructed of flint or brick.
- The abundance of mature trees and vegetation.
- The buildings and their mix of vernacular materials: brick, tile, flint and stone.
- The strong relationship between the landscape and the conservation area expressed in views and vistas. The historic relationship between farm and farmland is also significant.

Key Negative Characteristics:

- The use of concrete kerbs in the highway, these being alien to the rural environment.
- The lack of enclosure to South Street at the church car park and Southern Water's pumping station.
- The use of conifer hedges.
- The occasional use of non-indigenous building materials such as uPVC windows and concrete roof tiles.
3.2 Character Appraisal

South Street is a characterful rural lane which runs through Boughton Church Conservation Area on a northwest to southeast axis.

As one approaches from the northwest, views of the church tower and the twin oast kiln roofs of Nailbourne Oast rise above trees and herald the presence of the settlement long before one reaches the Conservation Area. On entering the Conservation Area along the ascent of the hill, trees and scrubby ivy-covered banks are a dominant and characterful feature.

On the southwest of the hill, brick boundary walls and driveways open up revealing the complex of buildings which was once Boughton Court Farm. The former stables, barns and oast house have all long been converted to residential use but they offer clear evidence of a once-substantial working farm at Boughton Court Farm. The farmhouse is a late-medieval timber-framed hall house which sits in the shadow of the tower of the Parish Church. It is no longer a working farm.

On the northeast side of South Street, and at a slight angle to the road, are the twin gables of the former school master’s house (The Lichen, dated 1857) with brick garden wall set behind a pleasant grassy triangle with a formal row of pollarded trees. The use of yellow stock brick with red brick dressings and mullioned casement windows gives the building a distinct presence at the centre of the hamlet.

The last property on the northeast side of the road is Boughton Church House (the former vicarage, 1716 and later). Steeply pitched roofs, heavy modillioned eaves cornices and flush sash windows give a distinct Queen Anne character to the house, which sits elevated behind a tall hedge and brick wall directly adjacent the road as it descends.
The Church of St Peter and St. Paul: The church lych gate (1895) creates a focal point to the Conservation Area at a slight widening of the road. It offers glimpsed views of the graveyard and the west end of the church beyond. The church dates from the 13th century but with a 14th century side chapel and 15th century aisles and tower. It also underwent a substantial restoration in 1871.

The church yard has a multitude of significant monuments, headstones and chest tombs which are valuable historically as well as aesthetically and for their craftsmanship and detail. A group of eleven mid-18th century headstones are Grade II listed.

Views across the farmland to the south and west and views back towards the church are significant. Flint and brick walls which bound the churchyard are also significant features, as are the mature trees (yew, holm oak and others). Views back towards the church as one descends the hill towards the church car park are also particularly noteworthy.
At the bottom of the hill there are some less attractive features. In the vicinity of the Southern Water pumping station, chain link fencing and a barbed wire fence sits alongside concrete highway kerbs. Concrete hard standings, conifer hedging and highway-engineered radii and brick-edged tarmac surfaces all detract from the unspoiled rural character of the Conservation Area.

Further south, the pleasant Georgian elevation of Boughton Church Farm faces the double-bend in the road. To its south, a well preserved and maintained mid-Victorian terrace (Boughton Church Cottages) retains most of its sash windows and original 4-panel doors.

Numbers 7 and 8 Boughton Church Cottages, just as one leaves the Conservation Area, is a pair of 18th century cottages; painted brick under a steep Kent peg tile roof. The group at Boughton Church Cottages has a rural outlook across farmland and towards a now rare group of hop-pickers huts which are of value to the locality because of their cultural and communal value in heritage terms.
The hop-pickers huts provided basic accommodation for the seasonal workers who came to this particular corner of Kent to harvest the annual hop crop for use in the brewing industry.

Many of the seasonal workers that travelled to this part of Kent in the summer came from the east end of London, and many of them made something of a working holiday experience, enjoying the strong contrast between their weeks out in the fresh air picking the hops and working in the typically grimy and polluted industrial landscape of east London.

The hop-pickers huts that still survive today are rarely, if ever used for their original purpose anymore, and in the context of a brewing industry that in the main, receives its main ingredient for beer making via a labour-light, highly mechanized process, the huts – although unremarkable in their architectural form - stand as a simple and somewhat evocative reminder of a bygone age, that has largely now passed us by.
**Boundary treatment:** Boundary walls, fences and hedges are a recurring and distinctive feature of Boughton Church Conservation Area. The brick and stone walls fronting the highway between the churchyard and Boughton Church House, with their naturalistic lines and antique character, are a defining feature. There are other examples of brick walls, metal gates and even the simple picket fences at Boughton Church Cottages and Boughton Church Farm which help define space whilst contributing to character and distinctness of place. Hedges and hedgerows make a more positive contribution to character when they are of indigenous species rather than conifer.

**Public Realm:** The public realm in the Conservation Area is generally in sound condition and contributes positively to the character of the area. There are some overhead supply cables but they are not widespread and do not intrude too much visually. Highway signs are appropriately limited and include footpath indicators which mark the numerous footpaths which radiate from the settlement. The most notable recent change is the removal of the post box from the wall opposite the church lych gate (without consent) and its replacement with a modern post-mounted box.

**Trees:** Trees are ever present within Boughton Church Conservation Area. They frame views, terminate vistas and generally contribute to the quality and character of the environment.
3.3 Building Materials

The distinct character of Boughton Church Conservation Area owes much to the rich variety of architectural styles, materials and details displayed in its buildings. Building materials were used to express architectural aspirations as well as changing fashions. Until the transport revolution of the mid-19th century, virtually all building materials were locally sourced and manufactured so they are a true expression of the locality and its natural resources.

Earlier domestic buildings such as Boughton Court were constructed of oak timber frame, in times when good oak was readily available from the Blean Forest. As oak became harder to source, brick became universally fashionable during the 17th and 18th centuries. Thatch may once have existed on farm buildings but is no longer a feature in the Conservation Area. Kent peg tiles are the predominant roofing material. Peg tiles gave way to slate during the Victorian period, particularly once the railway came to nearby Faversham in 1848. Modern concrete roof tiles and uPVC windows are less sympathetic materials introduced during the 20th century.

The Conservation Area is partly characterised by its varied palette of traditional building materials:

**Stone:** Building stone was not readily available in this part of Kent so it had to be imported from afar. Consequently it was reserved for the most significant buildings such as the parish church where Kentish rag stone and other types of stone are used as a dressing to the flint walls. Flint was the only naturally occurring building stone available within the parish. Flints appear in seams within chalk bedrock and are brought to the surface naturally by farming or uncovered as a by-product of lime quarrying which took place locally. Flints were either laid as field flints in lesser buildings or knapped (that is split and dressed with a hammer) in order to reveal the dark shiny inner surface. Both types are found in the Conservation Area.

**Brick:** Brick earth was readily available around Boughton and Faversham so not surprisingly, brickwork is the most common building material for the majority of buildings within the Conservation Area. There is a wide variety in the size, bond, colour
and character of the bricks, depending on their age, style or function. 17th century examples use irregular clamp-fired red bricks. In subsequent centuries the shape, size and coursing of brickwork became more regularised and more uniform. In the later 18th and 19th centuries, yellow stock bricks became more common as a result of the fashion to imitate the appearance of stone. Yellow stock bricks are used at Brambletye and at The Lichen.

**Weatherboarding:** Weatherboarding describes lengths of boarding fixed horizontally to create a durable and economic facing that sheds water and so protects the building from the elements. Early examples of weatherboarding were often cut from elm or oak but most of the examples locally are of painted or tarred softwood. Boards were cut to a tapered profile and fixed, normally to timber-framed buildings, with the thicker section at the bottom and the thinner at the top. This style of feather-edged weatherboarding became popular in the Georgian period and is not to be confused with shiplap boarding, commonly found on garden sheds. Weatherboarding was frequently used to clad barns, farm buildings and humble cottages. There is one example of weatherboarding within the Conservation Area at Brambley Hedge Barn.

**Kent peg tiles:** The name ‘peg tile’ refers to a plain clay tile suspended, loose, from the top edge of a tiling lath. Traditionally peg tiles were held in place by a small wooden peg or latterly an aluminium ‘drop’, wedged into, or passed through, one of the two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles, many in warm orange/red terracotta colours. Imperfections in the raw clay and the hand manufacturing process mean that no two tiles are identical. They are renowned for their warm and varied colours and the rich texture which cannot be replicated in modern machine-made products.

Until the 19th century, clay peg tiles were the preferred roof covering for buildings throughout Kent. Tiles continued to be handmade from local Wealden clays into the 20th century and there are still a handful of manufacturers today. They are a characteristic roofing material of the southeast of England and dominate the rooftops of many towns, villages and hamlets including Boughton Church Conservation Area. Handmade Kent peg tile roofs are visually prominent within the Conservation Area, partly because they are steeply pitched, at between 40 degrees and 50 degrees.

**Slate:** Slate rarely appears on roofs before the turn of the 19th century. However, it became very widely used in the area after rail transport made it more easily accessible. Slate was imported, mainly from Wales, and gave rise to shallower roof pitches of between 30 and 35 degrees. Slate only appears on one building in the Conservation Area at Boughton Church Cottages.
4.0 CONSERVATION AREA MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic interest of an area with a view to putting in place a framework to sustain its character for this and future generations.

Conservation is not about preventing change; Boughton Church Conservation Area is part of a living community and change is needed to sustain and meet its future needs. It is about positively managing change so that what we cherish today can be properly looked after and passed on to future generations in good condition.

Conservation Area designation brings with it certain statutory controls and restrictions which are described below. It also affords the opportunity for others, such as the Parish Council, local amenity groups, Kent County Council, Kent Highways, individual householders and local businesses to take part in positively managing the area.

This strategy is intended to encourage active involvement in the future management of the Conservation Area.

4.1 Planning Policy
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires “local planning authorities from time to time to review the past and present functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and if they so determine, they shall designate those parts accordingly”.

The review of Boughton Church Conservation Area is undertaken to fulfill this duty under the Act. Once designated, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in the exercise of all its planning functions.

Once designated there are also statutes and planning policies which apply to all Conservation Areas.

4.2 Current Statutes and National Planning Policies:
- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
- National Planning Policy Framework, March 2012
- National Planning Practice Guidance, March 2014

4.3 Historic England Guidance
- Guidance on Conservation Area appraisals, Historic England 2006
- Heritage at Risk: Conservation Areas, Historic England June 2009
- Valuing Places: Good Practice in Conservation Areas, Historic England 2011
- Conservation Area Designation, Appraisal and Management (Advice Note 1), Historic England 2016

4.4 The Development Plan
The Development Plan for the area currently consists of the following:
- The adopted Swale Borough Local Plan, 2008
- Bearing Fruits 2031 which was the subject of Examination in Public which concluded in December 2015 and is currently afforded significant weight prior to adoption.
The emerging Boughton & Dunkirk Neighbourhood Plan will also form part of the Development Plan once it has been through an initial public consultation stage, and will be afforded significant weight in the event of it being formally adopted in the future. This Conservation Area document will form part of the evidence base for the Neighbourhood Plan as well as functioning as standalone Supplementary Planning Guidance.

The Swale Borough Local Plan, 2008 promotes high standards of development affecting conservation areas or their settings:

‘Policy E15: Development Affecting a Conservation Area

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area’s special character or appearance. The Borough Council expects development proposals to:
· respond positively to its conservation area appraisals where these have been prepared;
· retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
· take into account the current or likely resulting ambience provided by the mix of land uses or traffic;
· remove features that detract from the character of the area and reinstate those that would enhance it; and
· retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.’

There are a number of other general and specific policies in the adopted Local Plan that are relevant to Boughton Church Conservation Area. They include the following:

• E1: General Development Criteria
• E14: Development Involving Listed Buildings
• E16: Scheduled Monuments and Archaeological Sites
• E19: Achieving High Quality Design and Distinctiveness
• E24: Alterations and Extensions

Bearing Fruits 2031 (the Swale Borough Replacement Local Plan) also attaches considerable weight to conserving Swale’s historic environment. It includes the following core planning policy:

‘PolicyCP1: Conserving and enhancing the historic environment

To support the Borough’s heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:
1. Accord with national planning policy in respect of heritage matters;
2. Sustain and enhance the significance of Swale’s designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policy DM30 to Policy DM34;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;
5. Respond positively to the Conservation Area appraisals and management strategies prepared by the Council;
6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and
8. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

It also includes development management policies:

‘PolicyDM2: Development affecting a Conservation Area

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a Conservation Area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:
1. Respond positively to its Conservation Area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstatethose that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.’

Other relevant policies in Bearing Fruits 2031 include:

- CP4: Requiring good design
- CP7: Conserving and enhancing the natural environment
- DM1: Development involving listed buildings
- DM3: Development affecting scheduled monuments and archaeological sites
- DM14: General development criteria
- DM16: Alterations and extensions

4.5 Adopted Supplementary Planning Guidance

The following Planning Guidance has been adopted by Swale Borough Council supplementary to the Swale Borough Local Plan, 2008:

- Conservation Areas
- Listed Buildings
- Kent Design

4.6 Buildings at Risk

There are no designated heritage assets within the Conservation Area on Historic England’s Heritage at Risk Register or on the Swale Heritage at Risk Register.

From time to time heritage assets in Boughton Church Conservation Area may be added to the local and/or the national Heritage at Risk Registers if their significance is threatened by their condition. In such instances, the Council will notify respective owners and where possible, work with them to investigate opportunities for external funding to support efforts to conserve heritage assets included on the respective registers.

4.7 Householder Alterations and Article 4 Directions

The Conservation Area Character Appraisal has identified some householder alterations which have involved the removal of historic features such as sash windows, doors, roof coverings and demolition of chimney stacks. These alterations are harmful to character but particularly so when they affect a symmetrical pair, or
a terrace, where the impact of ill-considered alterations can be more obvious.

Many minor householder alterations to unlisted buildings can be undertaken without the need for planning permission but the cumulative impact of ill-considered change to historic and/or traditional properties can have a harmful effect on the character and appearance of the Conservation Area.

In light of the above, the Council may, at some time in the future, consider the use of an Article 4 Direction in order to bring some householder alterations (which are currently classed as permitted development) under planning control to ensure that alterations are positively managed.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or roof coverings) and traditional boundary treatments will be encouraged by the Council and may be requested in relation to planning applications for extensions and/or alterations, where appropriate.

The Council will seek to ensure that householder alterations which require planning permission positively enhance the special character and appearance of the Conservation Area.

4.8 Public Realm/Street Management
The public realm makes a positive contribution to the character of Boughton Church Conservation Area. However, in rural conservation areas it is especially necessary to guard against standard highway ‘improvements’ which do not respect the special character of the Conservation Area. Boughton Church Conservation Area has already suffered from the indiscriminate use of concrete highway kerbs. Fortunately it has escaped the excessive use of highway signs, street lighting, overhead electrical and telecommunications cables and standardised street furniture.

Trees, green space, grassy embankments and road margins are all significant features of the Conservation Area. Positive management of highway trees and highway margins will be an important aspect of maintaining the special character of the Conservation Area.

Highway maintenance and improvements will be carried out in accordance with Kent County Highways ‘Highway Works and Heritage Assets: The Kent Protocol for Highway Works in Relation to Designated Heritage Assets’ second edition, 2011, which contains specific provision for works in Conservation Areas.

The Borough Council and County Council will seek to ensure that the public realm of this Conservation Area is sensitively managed.

The Council will seek to implement the following specific measures to enhance the character and appearance of the Boughton Church Conservation Area:
- Removal of the inappropriate concrete highway kerbs.
- Undergrounding of overhead cables.
- Development of a management strategy for highway trees to identify where replanting or gap planting, felling or pruning may be appropriate.
- Creation of more appropriate boundary treatment at the Southern Water pumping station/church car park site (see photo below showing current boundary treatment).
- The reinstatement of the wall-mounted post box which was recently moved without consent.
## 4.9 New Development Opportunities

Potential for new development within the Boughton Church Conservation Area is likely to be nil, or at best, very limited. This is because the Swale Settlement Strategy as set out in Policy ST3 of the emerging Replacement Local Plan (Bearing Fruits 2031) does not support the growth of small and/or loose knit hamlets in the countryside which have little or nothing in the way of community facilities, as any such growth would normally be non-sustainable in nature. However, if proposals for a development come forward, it will not be permitted unless supported by national planning policy and it can be demonstrated that it would contribute to protecting, and where appropriate, enhancing the intrinsic value, landscape setting, tranquillity and beauty of the countryside, its buildings and the vitality of the local rural community. Furthermore, the development proposal would need to demonstrate the conservation of any affected designated heritage assets and their settings.

## 4.10 Conservation Area Objectives

The Council will seek to ensure that the significance of Boughton Church Conservation Area is sustained and enhanced through:

- The preservation and enhancement of the area’s special interest, character or appearance.
- The preservation or enhancement of the setting of the conservation area and other designated heritage assets.
- The safeguarding and better revealing the significance of any archaeology.
- Protection and enhancement of landmarks, views and vistas within and without the conservation area.
- Protection of the landscape around the Conservation Area and the important role this plays in providing it with an attractive and contextually appropriate rural setting.
- Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
- Safeguarding the network of public rights of way.
- Safeguarding significant spaces.
- Safeguarding significant trees.
- Promotion of high quality design in new development which responds positively to context and the distinct characteristics of the conservation area.

## 4.10 Development of Enhancement Projects

Resource permitting, enhancement projects based around the weaknesses and opportunities for the Conservation Area highlighted in this document will be implemented through to completion following the development of any such project with key development partners. Possible projects will be scoped by the Borough Council in liaison with Kent County Council, the Parish Council and the Boughton & Dunkirk Neighbourhood Plan Team, and if they have a realistic prospect of being delivered, will be subject to appropriate consultation before being commissioned.
APPENDIX 1

Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list is compiled and published by the Secretary of State for Culture Media and Sport and is altered and amended from time to time. The list descriptions below were current in March 2016 but for more up to date information please visit the National Heritage List for England at www.historicengland.org.uk/listing/the-list. The omission of a building from this list should not necessarily be taken to indicate that it is not listed.

Features which are not specifically mentioned in the list description are not exempt from statutory protection which extends to the building, to any object or structure fixed to the building and to any structure within the curtilage of the building pre-dating the 1st July 1948.

CHURCH OF ST. PETER AND ST. PAUL, SOUTH STREET. Grade I Parish Church. C13 with C14 chapel, C15 aisles and tower. Restored 1871 by St. Aubyn (£2000). Flint and rubble with plain tiled roofs. Chancel with north and south chapels, south transept, nave with aisles, western tower and north porch. Three stage western tower with plinth, string courses, cornice and battlements, 3 times offset diagonal buttresses and south east stair turret, square rising to octagonal upper stages. Triple hollow moulded west doorway with drip mould, and 3 light Perpendicular traceried west window. South aisle and south transept with C15 Perpendicular fenestration, with large 5 light south window, and single C13 lancet in east walls of transept, with 2 large offset diagonal buttresses. South chapel with paired ogee-headed cusped lights. Chancel with lancet windows, and triple lancet east window. North chapel with lancet windows. North aisle with plinth, string course and parapet, small projecting rood vice, Perpendicular tracery, and north porch, with hollowed chamfered north doorway, attached shafts and moulded surround with drip mould. Interior: hollow chamfered tower arch and surround with octagonal moulded responds. The tower has lower floor level than the nave, cut into the nave arcades and exposes the original quoins of the nave west wall. Nave arcade of 3½ bays to north and 2½ bays to south, with solid west bay. Octagonal piers (but 1 round pier in north arcade) with double chamfered arches. Double hollow chamfered C14 arch on corbels to south transept. Roof of 5 crown posts, the east and west posts raised. South and north aisles with lean-to roofs. South transept with 1 chamfered arch to south aisle, double hollow chamfered arch to south chapel. Crown post roof on knee braces. Some partial survival of a roll moulded string course. Chancel arch with drip and keeled roll mould on carved head corbels. Chancel with 2 bay arcade to south chapel, with double chamfered arches on octagonal pier and responds. Triple lancet east window with slender attached shafts and heavy moulded string course. The lancet on south wall brought down to ground level to incorporate sedilia. Two bay double chamfered arcade to north chapel with heavily moulded and undercut pier. Trussed roof. North chapel with heavy string course, double chamfered arch to north aisle and roof of 2 crown posts. Fittings: C15 screen from north aisle to north chapel, with rood stair. Three bays with cusped tracery. Five bay C16 chancel screen with panelled cusped base. Four traceried lights to each bay with crenelated and sloping transoms, with attached shafts. Renewed top beam. The carving and enrichment has Renaissance details. Three bay screen to south chapel with moulded mullions, cusped tracery and four centred arched heads. Two tier sedilia in chancel with
cusped ogee headed piscina, with attached shafts (for missing canopy?). Aumbreys to left and right on east wall. South chapel with sedilia and reset brattished cornice, and trefoil-headed piscina. C14 cusped ogee wall niche with attached colonettes running into the string course. Holy water stoups in south aisle, and with four centred arched head, incised spandrels and moulded combo in north aisle. Monuments: Chancel: sedilia backed with incised heraldic achievements. South chapel: John Petit, d.1630. Black wall plaque with white surround, moulded head and scrolled achievement on pilasters with obelisk finials, the panel bears small relief figures of man and wife opposite each other with a prayer desk. Winged cherub base. George Farewell, d.1741. Marble plaque wrapped around central pier of chancel arcade. Moulded base and top with shield over. South aisle: Anne Alleyn, d.1713. Black wall plaque with bolection moulded surround, cornice and scrolled achievement. North chapel: Thomas Hawkins, d.1617. Epiphanius Evesham, signed. Knight and lady recumbent on sarcophagus, with rear screen and inscription part in Latin (for a Catholic family) with carved symbols of death, cherubs’ heads, arms and trophies, scrolled semi-pediment on pilasters. Two alabaster panels on the side of the tomb chest, showing 7 sons and 6 daughters of varying ages, grieving and expressing their emotion, surrounded by their favourite objects and pets (see also similar panels at Lynsted). John Hawkins, white wall plaque set up by grandson Thomas Hawkins in 1749 to commemorate the former’s preservation of the family fortunes through the Interregnum. Dame Mary Knatchbull, d.1850. C13 style coffin slab, incised with cross and inscription, with railed enclosure (incorporating earlier monuments). Tower: Henry Pettit, d.1807; black wall plaque with white marble surround and pilasters with incised flowers in vases. Scrolled apron. Sir John Routh. Late C17 white marble wall plaque. Egg and tongue and bolection moulded surround with heavy bracketed base and scrolled and garlanded sides. Ionic attached columns, cornice and frieze, scrolled pediment and achievement. Brassem South transept: John Bett, d.1508. 15½” figures of John and Joan, poorly engraved, with English inscription. Elizabeth Driland, d.1591. 19½” well engraved figures of man and wife with 4 mourning daughters and (missing) sons, and partially lost coats of arms. Latin inscriptions to John Collins (d.1450) and Sir? Petit of Colkins, d.1596. North chapel: Thomas Hawkins, d.1587, aged 101. Armoured figure 34” long, with fulsome inscription. Small wall plaque nearby to Elionor Sea, his wife, d.1553. (See B.O.E. Kent, II, 1983, 150-151)

CHURCHYARD WALL TO CHURCH OF SAINT PETER AND SAINT PAUL, SOUTH STREET, Grade II Wall. C18 or earlier. Flint with some brick coping. About 8 feet high on a 5 feet high battered base near the lych gate, runs approximately 100 yards west and returned south, diminishing to about 4 feet high at west end.

GROUP OF HEADSTONES TO NORTH AND EAST OF CHURCH OF ST PETER AND ST PAUL, SOUTH STREET, Grade II Group of 11 headstones. All mid C18, with carved heads, typically with winged cherubs surrounded by clouds and symbols of death, with scrolled and enriched surrounds, segmental or double headed.

THE VICARAGE 9 (now known as Boughton Church House), SOUTH STREET, Grade II House. Early C18 remodelling of timber framed building, extended early C19. Built 1716-16 for Reverend William Plees. Timber framed wings clad with red brick with structural red brick main range. Plain tiled roof. Two storeys and attic with projecting wings on plinth with modillion eaves cornice raised in centre to hipped roof, the ridge raised to centre. Hipped dormer and stacks to right and projecting and offset at end left. Five glazing bar sashes on first floor, taller in the 3 centre bays. Five segmental headed glazing bar sashes, the central 3 with moulded cornices. Entry by panelled door in left return. Interior: early C18 staircase, moulded handrail, turned balusters; dogleg and winder. (See Faversham Papers No. 22).

BOUGHTON COURT, SOUTH STREET, Grade II Manor House. C15 refurred and extended C18. Timber framed and clad with painted brick with plain tiled roof. Hall range with rear wing and malthouse and offices extension. Two storeys and hipped roof with gables and stack to centre right. Three wooden casements on first floor, 3 on ground floor with canted bay to right. One storey extension to left with projecting hipped malthouse. Interior: heavy frame visible; evidence of jettying to front and rear; brattished dais beam and service doors. Rear wing with 2 tier ogee bracing of large scantling. Formerly the chief manor of Boughton.
BARN 20 METRES NORTH OF BOUGHTON COURT (now known as Bramble Hedge Barn), SOUTH STREET, Grade II

BOUGHTON CHURCH FARMHOUSE, SOUTH STREET, Grade II House C17 and early C19. Red brick, rear wing tile hung. Plain tiled roof. Two parallel ranges. Two storeys and stacks to left and right. Three glazing bar sashes, 2 on ground floor with central panelled door, rectangular traceried fanlight and flat hood. Rear wing with half-hipped roof.

7 AND 8 CHURCH COTTAGES, SOUTH STREET, Grade II Cottage pair. C18. Painted brick and plain tiled roof. Two storeys on plinth and roof hipped to right with stacks at end right and projecting at end left, and 1 raking dormer. Regular fenestration of 2 three light wooden casements and central single light casements on first floor, and 2 segment headed 3 light wooden casements on ground floor with boarded doors to centre and in outshot to right.
Proposed amendments to Boughton Church Conservation Area

As part of the review of Boughton Church Conservation Area, consideration has been given to whether the current boundaries accurately reflect the area which is considered to have special architectural or historic interest.

In large part, the area covered by the Conservation Area is considered to be appropriate in that it still possesses special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. However, there are three areas where it is proposed to alter or extend the boundary of the Conservation Area. These are shown on Map 3No.BCCA 03 and are described below.

Proposed extension: Area 1
It is proposed to extend the boundary of the Conservation Area to the southwest of the existing graveyard to include the area of the extended burial ground. This extension was proposed by members of the Neighbourhood Plan Committee. Although the graveyard extension appears to have been created in the 1990s (the date on the gate reads 1994), its tree and hedge planting has achieved a maturity in the intervening decades and the area is clearly significant and special to those of the local community that use it or have used it in the past.

Proposed amendment: Area 2
Area 2 involves a rationalisation of the existing boundary in order to reflect changes which have taken place on the ground since the original Conservation Area designation in 1976. The proposed revision removes a small rectangle of farmland at the rear of Boughton Church Cottages from the Conservation Area.
**Proposed extension: Area 3**

It is proposed to extend the boundary of the Conservation Area to the east of Boughton Church Farmhouse to include the hop-pickers huts on the edge of the field adjoining the golf course. This extension was proposed by members of the Boughton & Dunkirk Neighbourhood Plan Team. The huts still have a visual relationship with Boughton Church Farmhouse and its associated cottages directly across an open field to the southwest. In the context of there being fewer and fewer surviving hop pickers huts across the county and the traditional agricultural setting on the lower ground around the hill on which the parish church is perched being eroded to some degree by the golf course, the reservoir and modern large and bulky agricultural buildings which relate poorly to their natural surroundings, the retention and conservation of the surviving range of a once much large grouping of hop pickers huts at this location is seen as one of the key strands in any boundary change and associated management strategy to preserve, and where possible enhance the special character and appearance of the Boughton Church Conservation Area.
APPENDIX 3

Bibliography of key legislation, key national and local policy and guidance and local history publications

NATIONAL LEVEL:

Current Statutes

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

National Planning Policies

- National Planning Policy Framework, March 2012
- National Planning Policy Guidance, March 2014

Historic England Guidance

- Guidance on Conservation Area appraisals, Historic England 2006
- Heritage at Risk: Conservation Areas, Historic England June 2009
- Valuing Places: Good Practice in Conservation Areas, Historic England 2011
- Conservation Area Designation, Appraisal and Management (Advice Note 1), Historic England 2016

LOCAL LEVEL:

The Development Plan

- The adopted Swale Borough Local Plan, 2008
- Bearing Fruits 2031 (the Swale Borough Replacement Local Plan)

Adopted Supplementary Planning Guidance/Documents (Adopted SPG/SPD)

- Conservation Areas
- Listed Buildings – A Guide for Owners and Occupiers
- The Conservation of Traditional Farm Buildings
- The Design of Shopfronts, Signs and Advertisements
- Designing an Extension – A Guide for Householders
- The Erection of Stables and Keeping of Horses
- The Conservation of Traditional Farm Buildings
- Swale Landscape Character and Biodiversity Appraisal (SPD)

Local History Publications

- Boughton under Blean (from About Faversham series No. 22) by Joan White, The Faversham Society, 1983