

LENHAM VILLAGE CONSERVATION AREA

Conservation Area Appraisal and Management Plan



MAIDSTONE BOROUGH COUNCIL

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CONSERVATION AREA APPRAISAL

1. INTRODUCTION

1.1. The Definition, Purpose and Effect of Conservation Areas

- 1.1.1. The concept of conservation areas was first brought into being by the Civic Amenities Act of 1967, but the relevant legislation now is the Planning (Listed Buildings and Conservation Areas) Act of 1990. This act places a duty on local authorities to designate conservation areas where appropriate and defines a conservation area as “an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”.
- 1.1.2. Designation as a conservation area makes additional controls available to the local authority. Briefly these include the control of demolition of unlisted buildings, more restricted permitted development rights for single dwelling houses and protection of trees.
- 1.1.3. In addition to these enhanced powers, the local authority is also required when dealing with applications for planning permission to have special regard to the question of whether or not the proposed development would preserve or enhance the special character of the conservation area. (Section 72.1 of the Act) There is a presumption that developments which would not preserve or enhance this special character should be refused planning permission.



Church of St Mary Lenham viewed from the west

1.2. Background to the Appraisal

- 1.2.1. Local authorities are required, by the Planning (Listed Buildings and Conservation Areas) Act 1990, to carry out reviews of conservation area boundaries (Section 69.2 of the Act). This is to consider whether the boundaries should be increased or decreased depending on the continued contribution that the area to its special character. It will also assist in the process of making informed decisions on planning applications where it is important to value and take into account the special character of conservation areas and to preserve or enhance them.
- 1.2.2. The most appropriate form for fulfilling these requirements is the production of a conservation area appraisal for each individual conservation area.
- 1.2.3. Historic England published an advisory booklet on the form which conservation area appraisals should take in February 2019 and this current appraisal has been prepared in accordance with these guidelines. It is intended to identify the key elements which combine to produce the special historic and architectural character of the conservation area, to analyse how they interact and impact upon one another and to explain how the area has developed into its current form. It will also seek to identify pressures and developments which threaten the special character of the conservation area and sites and features which detract from its character and appearance.
- 1.2.4. The clear understanding of the conservation area's qualities which the appraisal produces will provide suggestions for future policies and improvements as well as providing a framework against which decisions on individual proposals may be assessed

2. HISTORY OF DESIGNATION

- 2.1.1. Lenham Village Conservation Area was designated by Maidstone Borough Council 1977. Despite some development in the village and its surroundings it retains the same boundary today



Current conservation area boundary

3. GENERAL CHARACTER OF THE CONSERVATION AREA

- 3.1.1. Lenham conservation area is a busy, bustling, lively town centre which appears to be generally thriving. The buildings which line the streets at the centre are closely packed and built up close to the pavements or on the pavement line.
- 3.1.2. Despite the density of development the conservation area is surprisingly 'green' – whether it is street trees and shrubs, gardens or established trees permeating the scene as a backdrop behind the properties that line the streets.
- 3.1.3. That sense of greenness is reinforced by the presence in the centre of the village of the church yard, Glebe Pond and Court Lodge Meadow (although the latter two are outside the conservation area they have a positive relationship to and a strong impact on it) bringing green space and a tranquil environment into the heart of the village.



View from the churchyard towards Court Lodge Meadow

4. LOCATION AND SETTING

- 4.1.1. Lenham is both a small market town and a parish in the Borough of Maidstone. The town is situated 14 km south west of Maidstone. It lies at important intersection of roads – the London to Folkestone Road (A20) and the Faversham to Headcorn Road.
- 4.1.2. The town is situated close to the escarpment of the North Downs and is on a south facing slope. This places it on the spring line where the lower chalk beds meet the Gault clay. There are several significant springs – one to the east is among the main sources of the river Great Stour while another to the south is the source of the river Len.
- 4.1.3. This gives the area around Lenham a relatively benign environment for agriculture and this has formed the basis of the economy since its foundation.

- 4.1.4. Ancient trackways connect at the site of the original settlement and may be the reason for its precise location. One of these routes is the Pilgrim's Way and another might date to the Saxon period and would probably have been used to transport iron from the Weald.



The Square – the heart of the village view from the west

5. HISTORICAL DEVELOPMENT

5.1. Archaeology

- 5.1.1. There has been some archaeological investigation carried out within the conservation area and to the wider area. Prehistoric finds are limited to incidental discoveries mainly at Chapel Farm and Ridding Farm – the most recent of which was an Iron Age coin found in 1992. Barrows and enclosures have also been found
- 5.1.2. There are Roman sites which have been discovered – these include Romano-British bricks which have been used in the south wall of St Mary's church in Lenham village and Roman cremations and industrial activity north of Tanyard Farm. Roman features have been discovered alongside Old Ashford Road.
- 5.1.3. The remains of three skeletons from the Saxon period were discovered during construction works in The Square with a collection of metal weapons. Earlier last century in 1946 a skeleton was found close to the Pilgrim's Way. A pit was discovered at 8 Faversham Road and Saxon land boundaries at Bank Yard and close to the United Reform Church

Development History

- 5.1.4. The place name makes its first appearance as Leanaham in the charters of AD 804. It probably derives from the Old English personal name Leana and means the homestead of Leana. By 1087 and the Domesday Book the name is recorded in its modern form.
- 5.1.5. The date of the founding of Lenham is unknown although the discovery of the three skeletons (5.1.3) does suggest an early adoption of the site. Certainly by the ninth century Lenham was passed by Royal charter into the possession of St Augustine's abbey Canterbury and thus it remained throughout the Middle Ages.

- 5.1.6. In 1086 the right to hold a market was granted by William 1 (the Conqueror). This happened weekly on Tuesdays. This was confirmed by charter in 1217 at which time the ability to hold an annual fair (on the feast day of St Augustine) was also granted.
- 5.1.7. The market was held in a large tract of land immediately to the west of the church not, as may be expected, in the area of the present-day square.
- 5.1.8. The manor seems to have been administered from Court Lodge which stood in the grounds of Abbey Farm. This was a period of relative stability for the village, which remained in the possession of St Augustine's until 1538, and the Abbey expanded accordingly. There were several monastic houses along with two great tithe barns and many other agricultural buildings.
- 5.1.9. It is thought that nos. 4-7 Church Square were originally constructed by the Abbey to house monks who worked on the farm and worshipped in the chapel of St Edmund in the parish church.
- 5.1.10. In 1297 the two barns were maliciously set on fire. The culprits were never discovered but the barns were rebuilt within a few years



The Tithe Barn – view from the south

- 5.1.11. The parish church is dedicated to St Mary which could indicate Saxon origins. It is not referenced in the Domesday Book but in the records of St Augustine's it is stated as being a dependency of St Saviour's Maidstone.
- 5.1.12. The earliest masonry that survives is the 12th century chapel of St Edmund. The main parts of the church were rebuilt following the fire in 1297. The west end of the chancel has choir stalls with misericords which would most probably have been used by the monks of St Augustine's.
- 5.1.13. In the 15th century the impressive west tower was added along with a north aisle, a vestry and a north porch.

- 5.1.14. Agriculture was the mainstay economic activity throughout the Mediaeval period. The area is blessed with a fertile soil and good growing conditions to which the wealth of the Abbey and its farm is testimony.
- 5.1.15. During this period three mills were built to supply the needs of the growing village although the record of their location is lost and they are only known about because of a surviving endowment from the 13th century.
- 5.1.16. In the post mediaeval period agriculture remained the driving force behind the local economy and the village continued to prosper. The raising of stock and the growing of hops were important products in the mediaeval and post mediaeval eras but later arable farming and fruit production became the dominant activities. The market continued to happen on Tuesdays and served a wide area. A mark of its importance was that a two-storey market hall was built in the Square. This building was raised on columns leaving the ground floor open but covered. There was a well in the centre of the space.
- 5.1.17. Such was the success of Lenham market that that in the 16th century it was operating for two days a week. Around that time, however, a relative decline set in and the village reverted to weekly markets. Within 100 years even this market was discontinued and the market hall was converted and became the Chequers Inn.
- 5.1.18. The fairs outlasted the markets and even in the early part of the 20th century there were still fairs for horses and cattle in operation.
- 5.1.19. There have been at least three windmills which were probably working concurrently in the second half of the 19th century supplying the town's need for flour and other milled products. All three were lost to fire or demolition by the early years of the 20th century.
- 5.1.20. In 19th century Grants opened a distillery in a large brick-built factory to the west of Lenham. It produced cherry brandy from locally grown fruit. It closed in the early years of the last century.
- 5.1.21. There were three inns in Lenham in the post mediaeval period. The Red Lion in the Square is still going strong today. The Dog and Bear which continues as a hotel and the Chequers – the most recent of the three – which also remains in business.
- 5.1.22. Modern Lenham is probably dated from the arrival of the railway. Lenham did not gain its own station until 1884 but from that time there was a direct link to both Maidstone and Ashford.
- 5.1.23. Significantly the coming of the railway did not lead to a burst of development as it did elsewhere and Lenham remains a small settlement. The historic heart has seen little change in layout since the 16th century and little building except for the inevitable 'georgianisation' process in the 1700's although this didn't go as far as many other towns and villages around Maidstone. Agriculture remains an important economic activity in the areas around Lenham.



The Square numbers 6 and 10 examples of 'Georgianisation' in Lenham

5.1.24. The 20th century development that has happened has been largely to the west of the historic centre. This has been both housing and in the extreme south west an industrial area all connected to the village core by the High Street which forms a thin band of development to the south of the cricket ground.

6. DESCRIPTION AND ANALYSIS OF THE CONSERVATION AREA

The part of the village which is contained within the conservation area has always been and remains the heart of the village both secular and spiritual. The monastery at Lenham was very rich and powerful and it is no surprise in one way that the market was held at first on monastery land rather than in the town square. At some point, however, after the dissolution of the monasteries by Henry VIII, the market did relocate and eventually a market hall was built in the middle of the town square confirming it as the centre of commercial life.



The Corner House The Square

- 6.1.1. The Square holds a very important position in the life of the village as not only is it the centre of commerce it is also the focus of all the main roads and is the hub for tourism and leisure. It has a range of building types and sizes ranging from the Dog and Bear to the tiny cottage now occupied by Lurcocks. The age and style of the properties shows great variation too with buildings such as the Corner House dating from 15th century immediately adjacent to a classic Georgian structure like RB House.
- 6.1.2. There is a huge variation in heights, styles and age of buildings around the square but somehow it works as unified space. The very undesigned nature of the square being its binding force along with the many Georgian style windows and of course there is the almost universal plain tiled roofing which with so many steeply pitched roofs around the square cannot help but draw the eye.
- 6.1.3. This is a feature which is followed through in the surrounding streets where diversity in building types, styles and ages continues. This is a village which has remained relatively successful over its long evolution and each historical era has resulted in development leaving its mark on what is present today.
- 6.1.4. The Square is probably the most important open space in the village but there are plenty of others both formal and informal and although most are just outside the boundary of the conservation area they impact on its feel and sense of spaciousness. Of principal importance in setting the character of the conservation area are the churchyard, parvis to the church and Church Square – all almost as central to the protected zone as The Square.



Church Square view from the east

- 6.1.5. On the fringes of the conservation area there are further important open spaces – Court Lodge Meadow, the Pond, the Bowling Green and the Cricket Ground. All these of course are green spaces and bring an air of tranquillity to a busy central area. Court Lodge Meadow in particular links the village very directly to the surrounding countryside and is well used by casual walkers.
- 6.1.6. The streets which form the arteries through the conservation area are generally tightly packed with buildings lining both sides and making maximum use of their plots – building right up to the pavements. However as the distance from the centre increases they tend to open out with more broken development and buildings set back from the pavement edge and gardens in front. Given that the streets are generally pretty straight this does mean that there are glimpses of green visible from even the most built up sections. As the streets are also mostly reasonably wide they avoid any sense of oppressive enclosure.



View of the High Street from The Square

- 6.1.7. The exception to this pattern is Old Ashford Road which is wider still with individual properties standing apart on large plots and set back from the street which winds away from The Square through a very green townscape.
- 6.1.8. The plot enclosures here are also more prominent and deploy more Rag stone (along with some fencing and hedging) where the other principal streets are more likely to be bounded by the brick or render or the buildings themselves. Further out from the centre where gardens front the street these also develop a wider range of boundary treatments deploying fencing and hedging in equal measure.
- 6.1.9. The building plots tend to be at their narrowest around The Square and the sections of street immediately adjacent. This is not surprising as this is where the pressure on land has always been at its highest. There is still evidence of the narrow and deep Mediaeval burghage plots which once would have been almost universal in the centre of Lenham.

- 6.1.10. The materials used for the facades of the buildings in the conservation area are wide ranging but there is a clear dominance of white render and red brick. There is also some timber frame and plaster, tile hanging, painted brickwork and a little weatherboarding.



Maidstone Road showing a mix of materials – brick, render, Ragstone and tile hanging

Then there is the church and barn both constructed almost entirely with Rag stone. The church like most other buildings is roofed with plain tiles which is one element that ties together all the disparate styles and size that is found here.

- 6.1.11. Shops have retained their traditional shop fronts in remarkable numbers - there are many examples of sensitive treatment of these historic facades and, unfortunately some examples of discordant and inappropriate signage. There is an Article 4
- 6.1.12. The size of building is generally small and limited usually to 3 storeys maximum in the vicinity of The Square – further out the common height is reduced to two storeys. The buildings are from a wide range of periods and most from the 15th century up to the 19th are evenly represented. Many buildings, however, have been to a lesser or greater extent Georgianised which does begin to put a common thread of design in place. The most common nod to the Georgian style is the widespread use of 6 panel doors though multi-light sash windows are also the most frequently found style of fenestration.
- 6.1.13. The Square and the first parts of the High Street and Faversham Road retain mostly retail or commercial activities at least within the ground floor of the properties (although some have been converted to residential). On Maidstone Road and Old Ashford Road the situation is different and here residential properties are universal and these streets have a much quieter ambiance. The Square and the High Street have a very high level of activity, which continues at a somewhat lower level during the evening, and this area at the centre of the village and conservation area is the primary focus of commercial and leisure activity.

The ground surfaces mostly comprise grey tarmac for roadways and pavements except in The Square where the pavements are nearly all paving slabs with granite sett margins. Elsewhere there are only vestiges of stone paving notably on the raised pavement which runs along the High Street. The predominant surface material for roadways and pavements is tarmac and this includes that greater part of The Square which is given over to parking.



Stone slab paving with granite sett edging in The Square

- 6.1.14. Church Square which is a privately owned space has been treated with brick pavers although there is a Rag stone perimeter.
- 6.1.15. There is quite a mix of street furniture and a definite lack of consistency. There are some traditional style lamp posts but also many modern replacements. Traditional style bollards protect some street corners while others are bounded by standard galvanised railings. Bus stops in one instance are a modern pole and in another a traditionally built timber shelter with plain tiled roof. All incidental traffic signs are mounted on simple poles.
- 6.1.16. There is a lot of traffic using the roads in the conservation area although there does not seem to be too much congestion. There is an issue with cars travelling at excessive speeds along the High Street and Faversham Road. The amount of parking does detract from what is a historic urban landscape. It is particularly unfortunate that the square is given over to parking in an arrangement which can never be very efficient but nevertheless disturbs the character of The Square. It is, however, a crucial factor in the success of the village that free parking is available in the Square giving easy access to all the businesses around it.
- 6.1.17. Lenham conservation area has a character which is very hard to sum up. It has a very urban form but is also very green. It has a built form of tightly knitted together properties and yet has a feeling of spaciousness. It is a vibrant modern commercial centre in a very important historical environment. It is urban undoubtedly but maintains strong links to the

countryside. That is the quality of the place and its character derives from its very diversity. It has grown that way in a largely unplanned manner which gives it the charm it possesses.



The open fields to the south of Lenham are vital to the setting of the conservation area

7. AUDIT OF ASSETS

- 7.1.** A detailed description of the significant buildings and sites within the conservation area follows. These descriptions are based on examination from the street and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.
- 7.2.** Buildings and structures have been assessed according to their value to the character of the conservation area. They have been graded as follows:
- Essential - buildings/sites which, because of their high architectural or historic interest or townscape function, must be retained.
 - Positive - buildings/sites which contribute positively to the character and interest of the conservation area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily
 - Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary. This may include assets where historic or architectural features have been lost.
 - Negative - buildings/sites which harm the area's character through discordant design or use of materials where re-development would be advantageous.



Part of a Wealden house survives in the High Street – the pharmacy in the High Street

Asset	Status	Description	Value
2 High Street	Grade II 1116330	Part of a C15 Wealden house now shop largely rebuilt in C20. Widely spaced studs and plaster infill. Incorporates 1-3 Maidstone Road. Plain tiled roof	Essential
4 High Street	Grade II 1319921	C19 re-facing to earlier core. 2 storeys on plinth. Painted brick. C19 shop front retained. Plain tiled roof	Essential
6-8 High Street	Grade II 1060973	C15/16 timber framed houses and shop (now residential) Georgianised C19. Shop front partially retained. Plain tiled roof	Essential
10 High Street	Grade II 1060974	C18/19 house. Chequered red and grey brickwork and plain tiled roof	Essential
12-16 High Street	Grade II 1344256	C15/16 house (now house row). Partly Georgianised C19. Flemish bond brickwork to ground storey – fish tailed tile hanging/dormers to plain tiled roof at first floor.	Essential
18-22 High Street	Grade II 1060975	C16/17 timber framed house row – rebuilt C20. Faced with red and grey brickwork and plain tiled roof	Essential
24 and 26 High Street	Grade II 1344257	C18/19 house row. Chequered red and grey brickwork on stone plinth – tile hanging to first floor under a plain tiled roof	Essential
28-30 High Street	Unlisted	Victorian house pair. Shared entrance and steps. Brickwork construction rendered. Welsh slate roof	Positive
32 and 34 High Street	Unlisted	Late C19 pair of cottages – masonry construction using red and grey bricks. Bay windows. 2 storeys with grey slate roofs	Positive

36 High street	Unlisted	Likely to be early C19 timber framed house. Painted brick to ground floor and weatherboarding to upper floor. Georgian and Georgian style windows. Plain tiled roof	Positive
46-54 High Street	Unlisted	C18/19 Alms houses which face away from the street Single storey with plain tiled roof. Plastic replacement rainwater goods	Positive
Honeywood 56 High Street	Grade II* 1060976	House of 1620's Close studded timber frame with plaster infill partly refaced in brick. 3 storeys with oriel windows at first floor. Plain tiled roof and handsome central brick chimney stack	Essential
62 High Street	Grade II 1060977	Part C17 part C19. Older section is timber framed with red and grey brick facing and fish tail tiles to upper floor. Newer part is brick construction. Plain tiled roofs	Essential
1/1A High Street	Grade II 1336299	Early C15 with C19 façade. Timber framed and part of a Wealden house. Slated roof with dormers	Essential
3 High Street	Unlisted	Simple yellow brick built cottage now shop. Slate roof with prominent dormer	Positive
5 High Street	Grade II 1186240	Probably C17 early with C18 façade. Timber framed – mathematical tiles to front. Plain tiled roof. 2 storeys with attic and cellar. Oriel window at first floor	Essential
7 High Street	Grade II 1086116	Shop now house. Early C18 timber framed with red brick facing. Partial shop front remains and fine Georgian front door and porch	Essential
9 High Street	Grade II 1186248	C18 with later shop front. Red brick with occasional grey headers. Plain tiled roof with large dormers	Essential
11 High Street	Grade II 1336300	Early C18 Chequered red and grey brickwork to façade with plain tiled roof. Oriel shop window	Essential
13/15 High Street	Grade II 1299294	C17 or earlier with mid C18 facade. Timber-framed core. Ground floor rendered, first floor red brick in Flemish bond, with plain tile roof. 2 storeys and attics	Essential
17 High Street	Grade II 1086117	Older core to C19 refacing in red and grey chequered brickwork. Plain tiled roof and moulded eaves cornice.	Essential
19 High Street Chopstick and Bowl	Unlisted	Probably early C20 2 storey brickwork in stretcher bond to ground floor with render above. Plain tiled roof. Gable to front with decorative timberwork	Neutral
21 High Street - Phase	Unlisted	C20 concrete framed structure with largely render finish. 2 storeys with attic	Negative
23 High Street	Unlisted	C20 brick built bungalow with some tile hanging. Plain tiled roof. Set well back from general building line	Neutral
Court Lodge High Street	Grade II 1086118	C17 farmhouse built around earlier structure. Ground floor built in stone with brick above. Plain tiled roof	Essential
Fire Station High Street	Unlisted	C20 Simple single storey brick structure with gable facing street. Folding doors occupy full width of	Negative

		main structure. Lower flat roofed extension to east side	
Lenham Social Club High Street	Unlisted	1986 Single storey brick built in stretcher bond. Timber decorated gables facing onto street. Plain tiled roof	Neutral
35 and 37 High Street	Unlisted	C20 Brick built pair of houses. Stretcher bond with concrete tiled roofs. Slight bay to ground floor windows	Neutral
39 – 45 High Street	Unlisted	Row of paired Victorian houses. Brick of pebble dash with slate roofs incorporating gablets. Pentice roof to ground floor incorporating projecting window and porch	Positive
47 – 51 High Street	Unlisted	Late C20 Single and pair of houses. Set back from High Street with open gardens. Brick and tile hanging elevations. Concrete tiled roofs	Negative
58/60 High Street	Grade II 1344258	Late C18 pair of houses set back from road. Chequered red and grey brick and hipped plain tiled roof	Essential
5 Maidstone Road	Grade II 1344263	C15/16 possibly originally a shop now a house. Close studded timber frame apparent at 1 st floor (some studs applied) with jetty underbuilt in brickwork (painted) to ground floor	Essential
7 Maidstone Road	Grade II 1320017	C18single bay house. Painted stone and brick with plain tile roof. C20 gable end rebuilt in brown brick stretcher bond	Essential
9 Maidstone Road Public Conveniences	Unlisted	C20 very utilitarian single block in brick with plain tile roof set back from building line	Negative
11 Maidstone Road	Unlisted	Probably C20 cottage set well back from road. Rendered front elevation on brick plinth single storey with attic. Rustic oak framed porch	Neutral
13/15 Maidstone Road	Unlisted	C20 Brick built (stretcher bond) house pair 2 storey with pentice roof shared across properties. Large gable with applied studs facing street	Positive
17 Maidstone Road	Grade II 1060990	C17/18 timber framed. Chequered red and grey brickwork facing. Symmetrical façade with central 6 panelled door and four 12 pane windows	Essential
21/23 Maidstone Road	Grade II 1116285	Early C19 house pair stucco rendered. Two bow and one bay window at ground floor. Matching pedimented door surrounds.	Essential
Parapet House	Grade II 1060991	C19 house. Red brick with plain tile roof with brick coping to parapet. Slightly later addition set back. And whole at right angles to the street.	Essential
2,4,6, and 6A Maidstone Road	Grade II 1060989	House row. Early C19 façade to probable older building. Ground floor stucco or painted brick with extensive fishtail tiles above. Plain tiled roof	Essential
The Red Lion The Square	Grade II 1344286	C15/16 with semi Georgianised C19 painted brick façade. Timber framed with plain tiled roof	Essential
The Stores and Dog and Bear Hotel	Grade II 1060955	Timber framed C15/16 core with C19 facades. Store has surviving shop front in rendered storey with weatherboarding above. Hotel fully rendered with long porch on cast iron columns. Continuous plain tiled roof	Essential

RB House The Square	Grade II 1344287	Early C19 house now in commercial use. Possibly core building from C15. Rendered brickwork with plain tile roof. 3 storeys raised over semi-basement	Essential
Lurcocks The Square	Grade II 1060956	An assembly of 2/3 distinct buildings with a complex history. Weather boarded section from C16 with C18/19 alterations. Timber framed with plain tile roof. Brick faced section to right Mid C15 with C16/18/19 alterations. Core is a Wealden house with 2 bay hall and plain tiled roof	Essential
Douglas Almshouses South Row Faversham Road	Grade II 1186175	C19 row of 6no 2 storey almshouses at right angle to road. Red brick in mostly header bond – some fish scale tile hanging. Plain tile roof. Forms south side of courtyard	Essential
Douglas Almshouses North Row Faversham Road	Grade II 1086111	C19 row of 4no 2 storey almshouses at right angle to road. Red brick in mostly header bond – some fish scale tile hanging. Plain tile roof. With former mortuary forms north side of courtyard. Mortuary in Rag stone with pedimented elevation. Plain tiled roof. Separately listed 1186182 - scheduled monument	Essential
Butcher's Cottage and Little Butchers Faversham Road	Unlisted	Pos. Victorian house pair. Painted brick and modern replacement windows. Plain tiled roof	Positive
Corner House The Square	Grade II* 1060957	C15 partly Wealden with C16/18.19 alterations. Timber frame partly exposed with plaster infill partly plastered. Corner bay deeply jettied with moulded dragon post. Tall brick stack in plain tiled roof. Generally in poor condition	Essential
No 10 The Square (incorporates 8 and 9)	Grade II 1060958	C15 former houses and wood shop with C16/19 alterations. Close studded upper storey to hall bays projecting over brick underbuilt ground storey. End bays rebuilt 3 storeys in brick left hand painted. Plain tile roof hipped to square to end bays.	Essential
KCC Library The Square	Grade II 1060959	C16/17 former shop. Timber framed with mathematical tiles to first floor (now painted). Steeply pitched plain tile roof. Inappropriate over-scaled signage	Essential
Telephone Kiosk The Square	Grade II 1253132	K6 telephone kiosk by GG Scott manufactured in cast iron with domed roof	Essential
Village Hall The Square	Unlisted	1856 Former village hall now residential. Georgian styling with gable facing onto square. White painted render. Slated roof behind parapet	Essential
No 13 The Square G B Lister	Grade II 1320138	C16 with C19 addition and red brick front. Core is Wealden of 3 bays with plain tiled roof	Essential
14, 15, 16 The Square	Grade II* 1060960	C15 large Wealden house now house row. 2 bay hall. Heavily Georgianised C18 with jetties underbuilt in chequered red and grey brickwork	Essential
The Chequers The Square	Grade II 1060954	C16 Market Hall altered C19/20. Timber framed core with brick elevations at ground floor weather	Essential C20

		boarding to upper storey Double hipped roof with felt to C20 extension	extension negative
1 The Square	Grade II 1116032	Early C17 restored C20. Close studded with plaster infill to upper floor and jettied 2 nd storey. Only part of the front range survives with cross wing behind adjacent building. Plain tiled roof	Essential
Post Office The Square	Unlisted	Probably late C19 brick built and painted 2 storeys with attic and slated roof	Positive
4,5,6 and 7 Court Lodge Cottages Church Square	Grade II 1299358	C15 timber framed. Later brick facing to front elevation, stone to left gable returning to front. Plain tiled roof	Essential
Barnside Cottage Church Cottage White Cottage Church Square	Grade II 1086109	C15 timber framed and weather boarded with plain tiled continuous hipped roof. Brick stacks at both ends.	Positive
Church of St Mary	Grade I 1086103	Built over a long period from C12 – C19 The church has differing constructions but is mainly coursed Rag stone but flint is also used to large areas. The tower, which has weathered well, is constructed in Rag stone.	Essential
The Tithe Barn Court Lodge Farm	Grade I 1116543	C14 timber framed and weather boarded barn with plain tiled roof. Has aisles to both sides and ends	Essential
Grove House Old Ashford Road	Grade II 1320010	Large house early C19 Georgian style – symmetrical. Grey painted channelled render finish. Slate roof with hips. Gian order stucco pilasters	Essential
Old Meads, Little Meads and Ash House Old Ashford Road	Grade II 1116268	C15 with C16/C19 additions. Timber framed faced with grey bricks to rear and red brick façade to front. Plain tiled roofs	Essential

8. APPROACHES AND VIEWS



View of the approach to central Lenham along the High Street

- 8.1.1. Approaching the village from the southwest the landscape on either side of Headcorn Road is flat arable farmland with occasional localised developments interrupting the view. This part of the approach into Lenham is heavily tree lined and very green. Soon after passing under the M20 the road enters an urban area built up in the 20th century. This is the larger part of Lenham which lies between the railway line and the historic core and where the High Street begins. The number of trees in the view diminishes though is still appreciable. However, it's not until the break in the recently developed area brought about by the cricket ground that the historic part of Lenham village really takes over. This is a much more urban scene with houses and businesses lining the street in a closely packed array and where the activity level is heightened. It's still a rather green scene for the most part with plenty of street trees and those lining the north side of The Square in the distance. And so, the High Street spills out into The Square with all its bustle and business. This is the hub of activity and interest in the village and is undoubtedly the focus of all the roads arriving into Lenham.



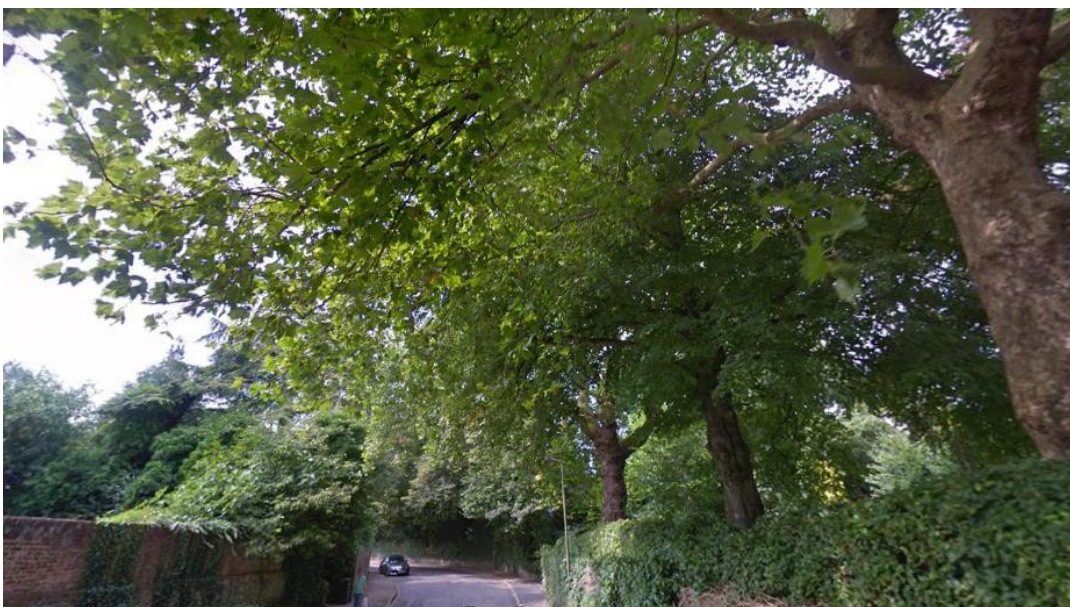
The view approaching Lenham from the north west along Maidstone Road

- 8.1.2. The journey heading broadly south east along Maidstone Road is similar in many respects to that of Headcorn Road. It passes by a fairly open mid-20th century string of properties having left the A20 behind. This is densely tree lined and very green particularly on the eastern side of the road and houses are set back behind meaningful front gardens. That all changes as the road nears its destination - houses crowd in close to or on the back edge of the street on both sides and here the greenery disappears from view and this is perhaps the most urban scene in the whole of Lenham. Then Maidstone road too reaches The Square and ends there in common with all access roads into Lenham



View looking towards The Square from Faversham Road

- 8.1.3. The journey arriving from the direction of Faversham is somewhat different from those approaches described above as Faversham Road from where it leaves the A20 has the nature of a country lane. Gently winding it passes by open farmland visible to the west where there are large fields growing arable crops but not visible on the east due to the high hedgerow. As with the other routes into the village the sense is of a green environment. This feeling is maintained almost until the arrival at The Square particularly since numbers 6 and 8 Faversham Road have extensive, open and well planted front gardens. However by the point at which Faversham Road meets The Square it is populated intensively with properties lining the back edge of the pavement which is quite narrow - a sentiment that is heightened by the low and deep jetty of the Corner House. There is a good view from here along the High Street – a view which foreshortened by the distance and which amplifies it's tightly packed busy urban nature.



View of Old Ashford Road looking north west

- 8.1.4. The remaining approach to Lenham is via the Old Ashford Road. This is the quietest of the four approach roads. It is largely bounded by hedgerows which are high, especially on the north side. Where there are views they are across wide fields of arable crops with some glimpses of the Greensand Ridge to the right. As the village nears the amount of tree cover, if anything, increases and large well established trees overhang the road. There are small pockets of, mainly, 20th century development but largely this route takes in a rural scene right up until the arrival at The Square.
- 8.1.5. Lenham is notable for its well-defined edges of development which give immediately onto open countryside. Court Lodge Meadow and Glebe Pond indeed bring the countryside feel into the very heart of the village.

9. ARTICLE 4 DIRECTIONS

- 9.1. The character of conservation areas can suffer significantly from the cumulative impact of 'minor alterations' which can be carried out to single dwelling houses as permitted development under the General Permitted Development Order without the need for planning permission. Such alterations can include replacement windows and doors and re-roofing using inappropriate non-traditional materials.



Satellite antenna and wiring on the front elevation within the conservation area

- 9.2. The Local Authority can seek to bring such minor alterations under planning control by the use of Directions under Article 4 of the General Permitted Development Order. Article 4 directions can increase the public protection of designated and non-designated heritage assets and their settings. They are not necessary for works to listed buildings and scheduled monuments as listed building consent and scheduled monument consent would cover all potentially harmful works that would otherwise be permitted development under the

planning regime. However, article 4 directions might assist in the protection of all other heritage assets (particularly conservation areas) and help the protection of the setting of all heritage assets, including listed buildings

- 9.3.** There is an Article 4 Direction in place for the principal parts of the Conservation Area – only a small less historic area is excluded.

10. PLANS FOR FURTHER ACTION AND GUIDANCE

- 10.1.1.** The Lenham Village Conservation Area is of considerable historic and cultural interest. It has many listed buildings and many properties that have maintained a continuing use for a significant amount of time. Despite its historic importance it has not become fossilised and remains a vibrant and viable local centre. The Parish Council have recognised that to maintain its relevance there has to be development and an enlargement of the built up area. It is also recognised that this development must be controlled to protect the nature of the historic core and the contact with open countryside. Listed and unlisted buildings make important positive contributions to the character of the conservation area and in many cases are essential to it. Within the conservation area modern developments and redevelopments have not resulted in any serious loss of character, most being discretely sited or of inoffensive design and largely built of appropriate materials. In fact, the major agent of character loss has not been redevelopment but the cumulative impact of individual relatively minor alterations such as inappropriate signage and lighting to shop fronts, replacement windows and doors and even changes of roofing materials and works carried out to the boundary treatments with little strategic focus and a lack of awareness of heritage integrity and value. There is an Article 4 Direction in place for much of the Conservation Area so that virtually all permitted development rights are removed and all alterations to buildings and other structures require prior planning approval.



View of a property on the High Street showing Inappropriate replacement windows

- 10.1.2. Lenham is, despite the comments made above, generally a well-cared for village and problems of dereliction; dilapidation and disuse are very rare. The detailed analysis carried out in Sections 3 and 6 of this appraisal provides a basis for considering future proposals for works and development for which the scope appears to be very limited. Those buildings or sites which are assessed as 'essential' or 'positive' will not normally be considered appropriate for demolition or redevelopment. Proposals for the redevelopment of 'neutral' sites will be required to match or to enhance the existing condition. Few sites have been assessed as having a negative impact, so there are not many where redevelopment will be actively encouraged. There is little scope for new development on undeveloped land or as infill which would not upset the essential spatial characteristics of, and view lines across, the conservation area. The design style of any replacement building is not predetermined. In this conservation area the focus will be on a high quality response to the existing context rather than there being a requirement for a particular appearance.
- 10.1.3. The character of Lenham seen today is at least in part set by the consistent use of a generally limited range of materials used on mostly small-scale buildings. It is important that any future proposals for development or works should respect this. There are a few single storey buildings – most being two or three storeys and accordingly developments of less or more than two storeys will generally be considered to be inappropriate while there will be a base line of high quality and contextually positive design. Conversion/extension of single storey ancillary buildings may be considered acceptable.
- 10.1.4. The loss of character is likely to come about through lack of maintenance or inappropriate repairs or replaced components rather than through any larger scale of intervention for

which there is little scope. It is in the public domain that attention is most needed since so many agencies have a call on this resource. Further erosion of the quality of the streetscape needs to be avoided and opportunities taken to reverse some of the harmful practices that have taken place in the past. The focus needs to be on surface materials and street furniture to upgrade with a more suitable material and reduce the clutter.



Poor quality railings and bollards on the north east corner of The Square

- 10.1.5. The current boundary of the conservation area is still valid in terms of the area and assets it encompasses. There are some buildings of significant interest beyond the boundary but these are protected by an individual listing and they are in any case surrounded by properties whose inclusion would change the nature and qualities of the conservation area if they were to be included. There is one minor adjustment which could be made to align the boundary with tangible landscape features. This is illustrated in the Management Plan.
- 10.1.6. Trees and landscape are significant contributors to the feel of Lenham Village and the quality of the environment. There are many well established specimens. Trees play an important part in the visual quality of Lenham as the village is approached from any direction and are a key feature throughout the village, in the meadows adjacent to it and around the churchyard.
- 10.1.7. There is an aspiration within the parish council to resurface the square and the surrounding area with block paving perhaps with some granite or stone banding and to make the whole a single shared surface with no level changes. This would improve the sense of space and unity within the square and would improve the quality of the space. A 20mph speed limit could be introduced through the centre of the village marked by this change of finish to the roads and other external spaces
- 10.1.8. There is a plan to redevelop the public conveniences, currently subject to repeated vandalism. This would result in a more compact facility for the public with an improved appearance and space for a store room for the use of the parish council.



Street trees on the High Street

CONSERVATION AREA MANAGEMENT PLAN

11. INTRODUCTION

- 11.1.1. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Section 69 of the 1990 Act also imposes the duty on the local authority to determine from time to time whether any further parts of the borough should be included within a conservation area.
- 11.1.2. Recent guidance from Historic England (Conservation Area Designation, Appraisal and Management – 2019) suggests that proposals for the preservation and enhancement of conservation areas should take the form of a mid- to long-term strategy setting objectives for addressing issues and recommendations for action arising from a previously published conservation area appraisal and identifying any further or more detailed work needed for their implementation. Such a strategy is generally given the title of a conservation area management plan.
- 11.1.3. It is important to note that a conservation area management plan cannot introduce entirely new planning objectives. Instead it will need to refer to the original legislation; to government guidance (mainly National Planning Policy Framework for heritage assets); to the adopted local plan policies; and to the emerging Local Development Framework. It can interpret established legislative provisions and planning policies and explain how they will be applied within the conservation area to ensure its preservation and/or enhancement. If any particular issues are identified which do require new policies to be drawn up, the management plan can indicate these and set a programme for their development as part of the Local Development Framework process.
- 11.1.4. This Management Plan for the Lenham Village conservation area sets out the means proposed for addressing the issues identified in Section 11.0 of the above Conservation Area Appraisal, and outlines any proposals for boundary changes as also may be suggested by the Appraisal.



View of Douglas Court

12. POLICY CONTEXT

12.1. National Policy

12.1.1. National policy and advice regarding conservation area matters is given in National Planning Policy Framework (NPPF) which is available to at the link given below

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf).

12.1.2. Paragraph 186 of the NPPF points out that the quality and interest of areas rather than individual buildings is the prime consideration in identifying conservation areas . Paragraph 185 sets out the benefits that accrue from preserving the historic environment whether it be the wider social, cultural, economic and environmental advantages, the desirability of new development to make a positive contribution or the opportunities arising from an understanding of the intrinsic character of a place.



View of the Church of St Mary from Court Lodge Meadow

- 12.1.3. The Historic England guidance document ([Conservation Area Designation, Appraisal and Management – 2016](#)) refers to the importance of keeping the boundaries of existing conservation areas under periodic review to ascertain whether any changes are required.
- 12.1.4. The document suggests that designation of a conservation area in itself is unlikely to be effective without the formulation of specific policy guidance, and reminds local planning authorities of the duty imposed on them by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas and for these to be submitted to a 'public meeting' in the area. Paragraph 4.16 points out that such proposals cannot realistically seek to prevent all new development and should instead concentrate on the controlled and positive management of change; indeed, it is suggested that there may be instances where redevelopment will be a means of enhancing character.

12.2. Local Policy

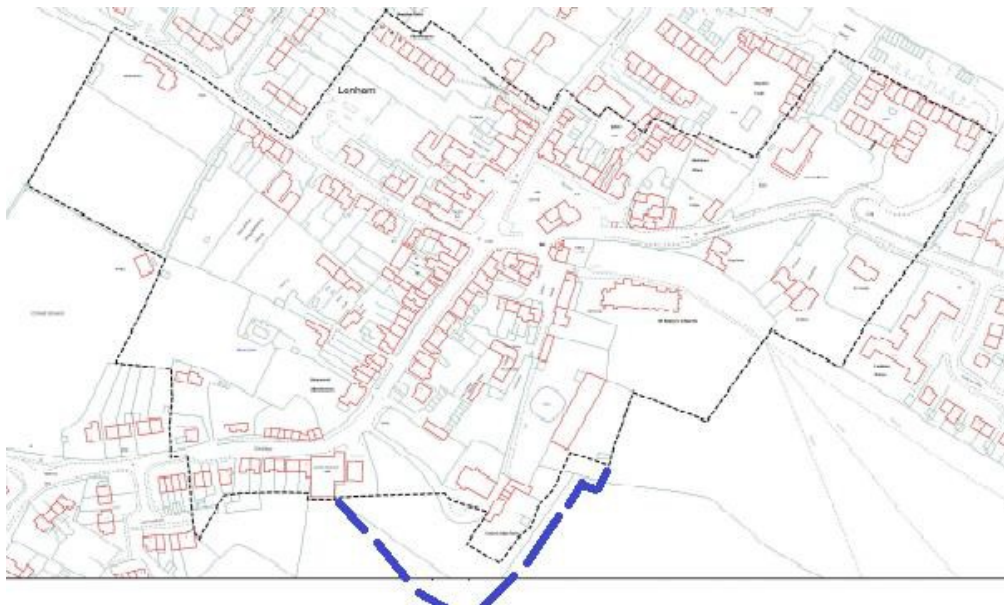
- 12.2.1. Maidstone Borough Council published its Local Plan in 2017. (<http://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/local-plan-information>) A supplementary planning document to cover conservation areas has not yet been produced but there will be specific reference to heritage assets in the reviewed Local Plan due to be published in 2022. While this Management Plan indicates how national and local policies will be applied in the on-going management of the conservation area, it is not in itself a planning policy document but Local Plan policy DM4 refers to conservation area appraisals and management plans as supporting documents so they are material to planning considerations.
- 12.2.2. The Parish Council has produced a Guide to Shop Front Advertising for Historic Buildings and has invited the owners of businesses around the square to take notice and comply with its requirements. The aim is to preserve the integrity of the signage around the Square appropriate to the well preserved shop fronts. The Guide should be viewed as part of this management plan. All alterations to shop fronts and fascias do require planning approval



Example of inappropriate signage – the Library

13. PROPOSED BOUNDARY CHANGES

- 13.1.1. The Appraisal above records that the conservation area boundary is still relevant in the most part as it draws a clear line around the appropriate area which is compact and contained.



Plan of present conservation area boundary – proposed extension indicated in blue

14. PRINCIPLES FOR DEVELOPMENT MANAGEMENT

14.1. Planning Considerations

- 14.1.1. Sensitive and responsive management of development pressure is required in order that new developments do not spoil the character and appearance of the conservation areas. To this end, the Council will adopt the following principles when dealing with planning applications within the conservation area or on sites affecting its setting.
- 14.1.2. The Council will apply the principles, guidance and regulations set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the further guidance of the National Planning Policy Framework and any subsequent revisions, additions or replacement government guidance.
- 14.1.3. The Council will apply the relevant policies from the Maidstone Local Plan 2017 until such time as these policies are replaced by a future Local Plan or by policies in the emerging Local Development Framework.
- 14.1.4. The Council will require all planning applications and applications for listed building consent to be supported by a Design and Access Statement. This should be a brief but thorough document setting out the reasons for the development, explaining how the design has been evolved and showing how it will preserve or enhance the character of the conservation area; it should also cover any access issues which exist. There is guidance on preparing a Design and Access Statement produced by CABE (CABE was merged with the Design Council in 2011) (<https://www.designcouncil.org.uk/resources/guide/design-and-access->

[statements-how-write-read-and-use-them](#)). In some cases a separate Heritage Statement will also be required. Historic England have published guidance on this aspect in 2019 (<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>). The Maidstone web site gives advice on the content of a planning application – see [validations checklist](#).

- 14.1.5. Applications must be accompanied by clear and accurate drawings showing the proposed development in detail and illustrating how it fits in to its context. Drawings should clearly indicate materials to be used in producing the external finish and architectural details of proposed buildings. Site plans should accurately depict the positions of trees on or adjacent to the site and show clearly those which will need to be removed and those which will be retained. Where trees are affected by the proposals the application should include a survey by a professional arboriculturist to comply with current British Standard BS5837, 'Trees in Relation to Construction – Recommendations'. It should also include details of any proposed works to, and methods for protecting, any retained tree. Photographs and other illustrative media are encouraged. Any applications which fail to provide adequate detail will not be validated.



View of Forge House – listed Grade II*

- 14.1.6. Outline planning applications will not be accepted for proposals within the conservation area or on sites affecting its setting.
- 14.1.7. The Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications within the conservation area or affecting its setting.

- 14.1.8. The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the conservation area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition. The council encourages the use of the pre-application process which ensures that planning officers are aware of a proposal at an early stage and can give advice to ensure the appropriateness and quality of any design. See [pre application guidance](#).
- 14.1.9. In dealing with applications for the redevelopment of existing buildings, the Council will have regard to the detailed building assessments as set out in the Conservation Area Appraisal and in this Management Plan. Except in the most exceptional circumstances, planning consent will not be granted for the demolition of buildings identified as being ‘essential’ to the character of the conservation area, and is unlikely to be granted for those rated as ‘positive’; buildings cited as ‘neutral’ may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstances; the redevelopment of sites and buildings judged to be ‘negative’ will usually be encouraged so long as any scheme is appropriate to its context. Conservation Area Consent will not normally be granted to demolish buildings in the absence of an approved scheme of redevelopment.
- 14.1.10. The Maidstone Borough Local Plan 2017 states that the conservation area is appropriate for minor residential development as set out in Policy H27 – normally this would be restricted to proposals for one or two houses. It will be necessary for any new housing development proposals to illustrate that it is appropriate within the context of the conservation area and will not harm its special character. It is considered that the scope for new developments within the conservation area is very limited, but in dealing with any proposals the Council will have regard to the following
- 14.1.11. New developments should utilise building materials appropriate to the conservation area – these include:-



**Examples of materials used
in the conservation area**

- Red/grey stock bricks
- White lime render
- Clay plain Kent peg tiles for roofs or tile-hanging
- Painted timber windows - uPVC window frames will not be considered acceptable
- White stained weather boarding
- Rag stone used sparingly
- Black cast metal rainwater goods and pipework

- 14.1.12. In the case of red stock bricks and tiles it will be important for them to be made of Wealden clays or clays of similar geological formation. Any material selected will be required to be demonstrably used widely on nearby buildings.
- 14.1.13. Buildings should respect the predominant scale, which is modest. Buildings should not generally exceed 3 storeys in height.
- 14.1.14. Developments should preserve trees which are healthy and make a significant contribution to the character of the conservation area. All substantial trees within the conservation area are protected and a notice must be served prior to any works to a tree of the prescribed size.
- 14.1.15. The Council will seek to protect the attractive peaceful environment of the conservation area.
- 14.1.16. In dealing with proposals for extensions and other alterations to existing buildings, the Council will have regard to the following considerations:-
- 14.1.17. Extensions should normally be of sympathetic materials, design and detailing to the host building, and should be subservient in scale. See [Extensions SPD](#).
- 14.1.18. Dormer windows may be acceptable, depending on their position, number, scale and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule a dormer should not occupy more than about one third of the overall height of the roof. Depending on circumstances, dormers should either be covered by a pitched clay tiled roof or, in the case of smaller or shallower roofs, a flat lead roof above a traditionally detailed cornice. They should not appear crowded together or be located too close to hip or gable lines. Large 'box' dormers will not be considered appropriate; neither will dormers which extend above the existing ridge height.
- 14.1.19. Roof lights may be considered acceptable and will be subject to the same provisos as dormers in relation to numbers, position and scale. 'Conservation' roof lights which sit close to the roof slope should be used.
- 14.1.20. Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.

- 14.1.21. Boundary enclosures can have a significant effect on the character of the conservation area. The most appropriate forms are considered to be Ragstone walls, hedging, low brick walls or metal railings. Close-boarded fences or similar will not be considered appropriate in any situation.



View of a well kept hedge as a boundary treatment

- 14.1.22. Signage whether in the public domain or as part of a commercial business frontage should respect the character of the conservation area and materials and typefaces should be appropriate to its historic nature

14.2. Enforcement Strategy

- 14.2.1. Unauthorised development may seriously harm the character of the Conservation Area as well as causing other problems. The Council is therefore fully committed to using its powers under Section 172 of the Town and Country Planning Act 1990 to serve enforcement notices, where expedient, to allay breaches of planning control. [Section 9](#) of the Act sets out the relevant offences. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and these too will be used to their full. In suitable cases the Council may also exercise the legal provision to seek a prosecution for unauthorised works to a listed building or the unauthorised demolition of an unlisted building.

15. ENHANCEMENT PROPOSALS

15.1. Buildings in Disrepair

- 15.1.1. This is currently not a significant issue in the Lenham Village Conservation Area. However, there are numerous powers which the Council can and will use should any building fall into a state of disrepair serious enough for it to significantly adversely affect the character of the Conservation Area or to endanger the future of a listed building. These powers are:
- 15.1.2. Urgent Works Notices (Section 54 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such notices can be served in respect of any vacant building or, with the prior approval of the Secretary of State, a vacant unlisted building whose preservation is

considered important to the maintenance of the character and appearance of the Conservation Area. Works specified can only be the minimum necessary to make the building wind and weathertight and are thus essentially temporary in nature. The owner must be given at least seven day's notice, after which the Council may carry out the specified works and reclaim the costs from the owner.

- 15.1.3. Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. These can only be served in respect of listed buildings. Full and permanent repairs can be specified. If an owner fails to commence work on the specified works within 2 months of the service of a Repairs Notice, the Council may start compulsory purchase proceedings in relation to the building; no other recourse is made available by the legislation.
- 15.1.4. 'Untidy Site' Notices (Section 215 of the Town and Country Planning Act 1990). Such a notice can be served in respect of any land (including a building) which the Council considers to adversely affect the amenity of the surroundings. The necessary steps to remedy the condition of the land and building need to be set out in the Notice and at least 28 days given for compliance. Failure to comply is deemed an offence and is punishable by a fine.

15.2. Trees

- 15.2.1. Trees are identified as important contributors to the character of the Conservation Area. All trees in a Conservation Area with a stem diameter generally above 75mm at 1.5 metres above ground level are protected under Section 211 of the Town and Country Planning Act 1990 and six weeks formal prior notice to the Council is required for any proposal to cut down or carry out other work to such trees (a Section 211 Notice). Anyone who carries out unauthorised work to protected trees is likely to be guilty of an offence punishable by a fine. There may also be a duty to plant a replacement tree of appropriate size and species in the same place as soon as can reasonably be done. This duty may also apply if the tree has been removed because it was dead or dangerous.



Trees in the Conservation Area

15.3. Traffic Management

- 15.3.1. The impact of traffic within the conservation area is a critical factor. The build up of traffic and congestion at peak times can be significant. This is partly due to the success of Lenham retaining its vibrant and viable core and therefore access to the centre should continue to be encouraged while reducing the number of cars involved. This might involve parking provision on the fringes of the centre and control of parking around The Square (which could be coupled with uses of the square reflecting its historic functions rather than providing free car parking).

15.4. Reinstatement of Original Features

- 15.4.1. There are examples, though thankfully not too many in the conservation area of damage caused to the character of the conservation area caused by injudicious alterations to properties. Such alterations include re-roofing in inappropriate materials; replacement windows and doors of inappropriate design, signage or materials and discordant surface finishes. The Council would like to see a process of reversal where this has happened though. This can only be by persuasion as there are no provisions to enforce reinstatement where the alterations are covered by permitted development. Nevertheless the Council will encourage property owners to reinstate traditional forms and materials as part of ongoing maintenance. It should be noted that since 1989 when the Article 4 Direction came into force there has been a requirement for owners of most properties to seek planning consent for all but the most minor of alterations to buildings within the prescribed zone.

15.5. Public Realm Improvements

- 15.5.1. Higher quality and more consistent street furniture – particularly around The Square
- 15.5.2. Re-surface the Square and part of surrounding streets to create a large shared surface
- 15.5.3. Parking controls in The Square and vicinity to avoid it being used for all day parking
- 15.5.4. Redevelop public conveniences
- 15.5.5. Reverse process of inappropriate modifications to buildings
- 15.5.6. Renovate existing area of Ragstone paving and reinstate lost areas
- 15.5.7. Ensure good quality access for pedestrians and cyclists around the village centre and into the surrounding countryside
- 15.5.8. Seek designation of key assets (mainly outside the conservation area) as Local Green Spaces)

15.6. Article 4 Directions

- 15.6.1. The General Permitted Development Order (GPDO) enables local planning authorities to make directions to withdraw permitted development rights. The individual permitted development rights which can be removed are limited to specific classes of development.

Government guidance on the use of Article 4 Directions is given in Department of the Environment Circular 9/95, which states that permitted development rights should only be withdrawn where firm evidence exists that damage to the character and appearance of a conservation area is likely to take place or is already taking place because of the exercise of such rights. The additional level of control that an Article 4 direction brings to the Lenham Village conservation area is minimal useful but limited as non residential building have very restricted permitted development rights and most of the residential buildings are in any case listed and therefore subject to more stringent controls.

15.6.2. Since 1989 there has been an Article 4 Directions in place in Lenham

16. REVIEW AND PRACTICE PROCEDURES

16.1.1. The Conservation Area Appraisal and Management Plan will be reviewed after an appropriate period of not less than five years and any required amendments will be incorporated.

17. ACTION PLAN SUMMARY

ISSUE	ACTION	RESPONSIBILITY
Street Furniture	Improve quality and consistency of street furniture and surface treatment in The Square and vicinity	Maidstone Borough Council Lenham Parish Council KCC Highways
Traffic	Parking restrictions to The Square and vicinity New parking provision walkable distance from The Square - new village hall	Maidstone Borough Council Lenham Parish Council KCC Highways
Inappropriate modifications	Take steps to encourage reversal of inappropriate modifications carried out to buildings and frontages	Maidstone Borough Council Lenham Parish Council
Ragstone Footpaths	Renovate existing and reinstate key areas of Ragstone paving	Maidstone Borough Council Lenham Parish Council
Shared surface	Resurface the Square and vicinity to create a better experience for pedestrians	Lenham Parish Council KCC Highways
Access	Improve access from conservation area to countryside	Lenham Parish Council KCC Highways
Redevelop public conveniences	Provide modern facilities with store and improve elevational treatment	Lenham Parish Council



Church Doorway

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KCC		Kent Historic Environment Record https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx		
KCC Heritage Conservation Group	2004	Kent Historic Towns Survey Lenham – Kent Archaeological Assessment Document	-	-
Dr Harris	1724	A History of Kent	-	-

USEFUL CONTACTS

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The Institute of Historic Building Conservation (IHBC) South East branch SEBranch-Secretary@ihbc.org.uk

The Society for the Protection of Ancient Buildings (SPAB) 37 Spital Square
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Design and Access Statements

<http://webarchive.nationalarchives.gov.uk/20101121172431/http://cabe.org.uk/>

[files/design-and-access-statements.pdf](#)