

**APPENDIX I: TABLE OF REPRESENTATIONS, AND THE COUNCIL'S RESPONSE AND RECOMMENDATIONS FOR ANY CHANGES TO THE ASSESSMENT DOCUMENT IN RELATION TO THEM – FOR RE-DESIGNATING CELLAR HILL & GREENSTREET C.A.**

<b>Rep. No(s).</b>	<b>Representation By</b>	<b>Summary of Representation</b>	<b>Officer Response</b>	<b>Recommendation</b>
1.	Lynsted with Kingsdown Parish Council – 1 <sup>st</sup> Consultation	<p>Firstly, Lynsted with Kingsdown Parish Council would like to thank Senior Conservation &amp; Design Officer Jhilmil Kishore and consultant Peter Bell for their comprehensive report, following proactive engagement with the local community. The document sets out the purpose of conservation areas as being reflective of the origins and purpose of communities and their spatial characteristics (including the hinterland) and not just the preservation of historically important buildings. We particularly welcome the importance attached to the Lynsted Parish Design Statement which has been adopted as Supplementary Planning Guidance by Swale Borough Council. This designates the Lyn Valley as a 'sensitive edge' and a significant characteristic of the lower North Downs. As many material arguments within the document draw on the Lynsted Design Statement and its language, this demonstrates its durability in guiding development. Linear development (one building deep) in the Parish is emphasised as a defining feature to retain and protect. The point is well made that the M2 no longer protects Greenstreet against the heavy burden of modern-day traffic. We are pleased to note that the report highlights the recent planning appeal decision where the Government inspector describes the importance of the gaps between the buildings on Cellar Hill and the valuable contribution they make to the setting of the listed buildings, stating that: "as a surviving parcel of undeveloped land, the site does serve as a reminder of an important aspect of the historic settlement pattern, in terms of the wider and more irregular spacing of the buildings, with productive land surrounding them on one or more sides, and extending up to the lane itself". These gaps between buildings and the views of the countryside, including inter alia glimpses of traditional orchard trees, are important to the character of the conservation area and should be protected.</p> <p>The statements made in section 2.6 reflect the importance of spatial considerations in planning, especially when a conservation area is implicated. In terms of work to be done to mitigate the risk status there is</p>	Noted & welcomed	No change to the assessment document needed.

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(Continued)**

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		<p>a helpful list of ‘bad’ features that have diluted the historical nature of the conservation area and are all capable of being managed differently. For example, concrete highway kerbs which should be replaced by soft verges; concrete roof tiles that dilute local character and distinctiveness and should be constructed from more traditional materials; excessive overhead telegraph and electricity cables; and uPVC windows that should be wood. We welcome the public realm ‘opportunities for enhancement’ including: an audit of public signage, street furniture and overhead supply lines &amp; poles; as well as replacement of concrete kerbs and planting more highway trees. We strongly support the recommendation that Swale Borough Council invokes an Article 4 Direction to bring certain householder alterations which are currently classed as permitted development under planning control – to ensure that any inappropriate alterations are positively managed through the planning process. When there is an application for extensions and alterations and indeed new building applications it should be noted that these more modern materials are damaging and should be resisted or replaced. This protection must include the safeguarding of trees and the preservation of open spaces and aspects. An essential component of any conservation area management strategy is an effective planning enforcement regime to prioritise heritage conservation. Swale Council must be more robust in taking enforcement action against unauthorised alterations to buildings, particularly where listed building consent has not been obtained. We would request that the above mitigations of risk status, invocation of Article 4 and proactive planning enforcement are implemented – not buried within a worthy report.</p> <p>We support the minor extensions to the current conservation area at A to F. These include taking in the two Victorian cottages in Station Road as they do stand out as unspoilt.</p>		

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		<p>However, we would welcome reconsideration of the Victorian terrace from numbers 8 to 40, on the East side of Station Road. It is an attractive range and contains many original features.</p> <p>We agree that the stretch of London Road to the West of the existing CA from Station Road to Lynsted Lane should also be designated as a Conservation Area, although we would argue in favour of extending even further West. There may be fewer listed buildings, but several have been retained with social history explaining their form and changing functions. We note the report states that given its distinctly different character from the existing conservation area and the fact there is a lack of continuity and character, it is not recommended as an extension to the existing CA. We do not entirely agree as some of the buildings in the existing CA such as the former blacksmiths and associated residence relate to the farming activity in the proposed addition. Further, Cellar Hill and Greenstreet already have different economic histories from each other, so we do not believe there is a barrier to adding a third.</p> <p>However, we welcome the report's conclusion that there is a clear case for a more detailed review to consider the designation of a new and separate conservation area for this part of Greenstreet. We particularly agree with section 4.7 which states: "The potential for new development within Cellar Hill and Greenstreet Conservation Area is extremely limited. If proposals for development come forward, they will be considered against local and national planning policies which attach great weight to the conservation of designated heritage assets and their settings. Development affecting the setting of the conservation area is likely to be harmful to its heritage significance. The local planning authority is required to pay special attention to preserving the setting of the conservation area (or the setting of any listed buildings) in any plan making or decision taking". In summary, the report notes the eclectic mix of traditional building styles, forms and</p>		

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		<p>vernacular building materials - all of which record the area’s history and development. It further notes the historic relationship between the village and the surrounding farmland and orchards. And that visual links to surrounding farmland are an important expression of the farming history of the area. We support the conclusion that Cellar Hill and Greenstreet continues to be an area of special architectural and historic interest - the character and appearance of which should be preserved and enhanced. Cellar Hill and Greenstreet should indeed continue to be a designated Conservation Area of high importance to the Borough of Swale. Once household alterations are brought under control through an Article 4 Direction and planning enforcement is prioritised, we agree that Cellar Hill and Greenstreet should be removed from the Historic England Heritage at Risk Register.</p>		
2	Historic England 1 <sup>st</sup> Consultation	<p>Thank you for the opportunity to provide comments on the draft appraisal and management plan for the Cellar Hill and Greenstreet Conservation Area. Conservation Areas are designated for their special architectural or historic interest, the character and appearance of which it is desirable to enhance or preserve (Planning (Listed Buildings and Conservation Areas) Act 1990). Under Section 16 of the National Planning Policy Framework (NPPF) they are defined as designated heritage assets and benefit from a presumption in favour of the conservation of their special architectural or historic significance. The designation and management of Conservation Areas is a matter for local determination. However, as the Government’s adviser on the historic environment, Historic England is pleased to offer advice in support of local heritage protection, drawing on our national perspective.</p> <p><b>Historic England Advice</b> Historic England welcomes the Council’s production of this document, which should assist the positive management of the local historic environment, whilst ensuring this is integrated with wider planning</p>		

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		<p>strategies and policies. We wish to offer the following comments, which in our view would strengthen the draft document and, therefore, we encourage you to address these before the appraised statement is adopted.</p> <p><u>Summary of Special Interest</u> We suggest introducing this paragraph after the ‘Introduction’ to provide clear and immediate information about what is significant about the Conservation Area in terms of history, appearance, character and setting. It would benefit from a succinct format and the use of bullet points for highlighting the key elements which contribute to the special interest of the area. A similar paragraph headed ‘Key Positive Characteristics’ is currently included in the ‘Summary and Conclusions’ section on p. 25.</p> <p><u>The History and Development of Cellar Hill and Greenstreet</u> We recommend introducing this as a separate paragraph preceding the ‘Character Appraisal’, as the latter is informed by and cross-referenced to analysis provided in the former. The historic maps, currently included in Appendix 2, could be located within this section to provide immediate illustration and evidence about the development of the area and be effectively cross-referenced in the narrative.</p> <p><u>Character Appraisal</u> This paragraph opportunely considers the character of the conservation area as a whole, and covers different aspects including spatial analysis, materials and architectural types, shopfronts, public realm, important views and setting. However, you may consider identifying character zones within the Conservation Area. As the character varies across the entirety of the area, this would be useful for providing accurate, distinct descriptions, as well as for managing conservation and change. We suggest also adding an ‘Audit of Heritage Assets’. The draft document has identified designated</p>		

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		<p>and non-designated heritage assets which make a positive contribution to the Conservation Area on a relevant map. It would be opportune to provide also a list of non-designated heritage assets and indicate their significance and justification for their inclusion, which would ensure their qualities are fully explained and transparent. It would be also useful to identify buildings that detract from the Conservation Area and describe them in a relevant subparagraph accompanied by an illustrative map. As with positive contributors, the reasons why these buildings are detractors should be clearly identified.</p> <p>With reference to ‘Archaeology’, a map illustrating potentially sensitive areas would help identify where investigation and evaluation would be required to inform planning proposals.</p> <p><u>Management Plan</u> The Management plan is a great opportunity to integrate to the fullest extent Historic England Advice Note 1 (HEAN1): Conservation Area Appraisal, Designation and Management (2019, second edition), which can be viewed online here <a href="#">Conservation Area Appraisal, Designation and Management   Historic England</a>. There may be areas of guidance which would add further value to the draft, such as opportunities to address climate change and opportunities for increased community engagement and potential future co-production. We suggest you consider this. It would be beneficial to include weblinks to areas of guidance to enhance the text. In particular, a link to the Local Heritage at Risk register and to detailed design guidance in response to, for example, replacement windows and doors, would be useful.</p> <p><u>Opportunities for Community Engagement</u> It may be of benefit to highlight the positive role a community could have in the future management of the Conservation Area; perhaps for the</p>		

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		<p>suggested audit of heritage assets or for setting up Conservation Area Advisory Groups/ Neighbourhood forums.</p> <p><u>Appendix 1 – Proposed Changes to the Boundary of Cellar Hill and Greenstreet Conservation Area</u>                      We suggest reconsidering extending the Conservation Area’s boundary to include the section of London Road falling between Station Road and Lynsted Lane, which encompasses a cluster of listed buildings of a similar quality to those to the east and within the Conservation Area. In our view, this section could be identified as a separate character zone – following recommendation given in the ‘Character Appraisal’ - within the existing, extended Conservation Area, instead of forming part of a distinct future new designation as suggested in the draft document.</p> <p><u>New Appendix</u>                      To help with future management of the Conservation Area, we would also encourage the Council to consider the addition of an appendix with a time and role specific action plan for the recommendations set out in the management plan.</p> <p><b>Recommendation</b>                      Historic England supports the production of this statement and the associated management plan for the Cellar Hill and Greenstreet Conservation Area. However, we recommend your Council takes the necessary steps to address the points made above to ensure the statement will facilitate sustainable development, as set out in the NPPF. It must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently relate to this or later versions of the Appraisal and Management Plan, and which may have adverse effects on the</p>		

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		environment. We hope this advice is helpful as you refine the Conservation Area Character Appraisal and Management Plan ahead of adoption. We would be pleased to discuss any of the above points, if helpful		
3	KCC Highways 1 <sup>st</sup> Consultation	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Our Highways Asset Management and Inspections Team have provided the attached draft version of our Highway Works and Heritage Assets Protocol. They have emphasised that it is only a draft at present, and has yet to be finalised with heritage and conservation officers. However, the Asset Management team are satisfied that it sets out their approach.</li> </ul> <p>The following weblink may also be of use: <a href="https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/roads-paths-and-transport-policies/road-and-footway-maintenance-guide">https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/roads-paths-and-transport-policies/road-and-footway-maintenance-guide</a></p> <ul style="list-style-type: none"> <li>• The KCC Highway Management Reference Book is not in use as this dates back to when the District Councils operated the Highway Management Units prior to 2005 when the highway functions returned to KCC.</li> </ul> <p><b>Teynham</b></p> <ul style="list-style-type: none"> <li>• The Parish Council have been pushing quite regularly to get a speed camera installed near the Cellar Hill junction due to their concerns over speeding traffic. However, the survey data collected at that location does not indicate that it would satisfy the criteria for placing a camera site here but the requests to review this are likely to continue.</li> <li>• Planning application 21/502609 for up to 10 houses on land to the east of Lynsted Lane is the subject of an Appeal, and if approved will deliver highway alterations to Lynsted Lane as shown in the attached drawing, 49905/5501/005E.</li> </ul>		



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		<ul style="list-style-type: none"> <li>• Planning application 18/503697 will shortly be implementing the double yellow lines in Station Road as per drawings H-02 P1 and H-04 P1, and it is expected that the footway crossing point shown on drawing H-03 P1 will be constructed in due course too.</li> <li>• Planning application 16/507689 for the development at Frognal Lane does include highway works to create a loading bay on the A2 opposite Lynsted Lane, as shown in drawings ITL11129-SK012 RB and SK024. The works to the A2 shown on SK012 RB between Station Road and Cellar Hill are only indicative and were actually captured by S106 financial contribution instead, which will be put towards subsidising the scheme recently completed by KCC in this location.</li> <li>• I have also included a document (Teynham Concerns) that has been prepared by the Parish Council as part of a consultation with residents, which lists a number of actions and works they would like to promote.</li> </ul>		
4	Local resident – 1 <sup>st</sup> Consultation	<p>1.0 INTRODUCTION.</p> <p>1.1. Cellar Hill and Greenstreet Conservation Area.</p> <p>It was fortunate that the CA was on the Historic England Heritage at Risk Register, in that it presumably allowed the CA to benefit from an early appraisal. I agree that, if the proposed Management Strategy of this appraisal is approved, the CA should be removed from the At-Risk list.</p> <p>2.0 CHARACTER APPRAISAL.</p> <p>2.1 History and development of Cellar Hill and Greenstreet.</p> <p>The third paragraph is misleading. There are Roman remains at Bax Farm, but this is one of a series of sites of Roman farmsteads, or villas, in the area. These were deliberately placed at a distance from the road. There are, however, numerous road-side Roman remains in the locality, including</p>	Noted & welcomed	No change to the assessment document needed.

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		<p>those at, Syndale, Ospringe, Radfield and now the important discovery of a mausoleum, statue and burial site in 2023 in Teynham parish itself. The last two sites are closer to Greenstreet than that at Bax Farm.</p> <p>2.10. Para 2. Trees also have a valuable role in shading buildings and thus reducing temperature gradients and the need for heating in winter and air conditioning in summer.</p> <p>Trees also provide colour contrasts when in leaf and soften the edges and outlines of the architecture close-by.</p> <p>2.11. Para 3. Surfaces are extremely important contributors to local character s and the sense of place. This component should be emphasised.</p> <p>3.0 SUMMARY AND CONCLUSIONS.</p> <p>Key Negative characteristics. I suggest adding: The night scene, especially in Cellar Hill, is not helped by the use of lamp standards that spill a yellow intrusive glare. Replacement of the fittings with more direct, contained illumination would be a step forward.</p> <p>4.GREENSTREET AND CELLAR HILL CONSERVATION AREA MANAGEMENT STRATEGY.</p> <p>4.3 Unauthorised alterations. The point about the need for diligent monitoring and effective enforcement is well made. The loss of the main body of the early 19<sup>th</sup> century house at No 8, together with important Regency contents (fireplaces, stairways etc.) leaving only the front elevation, was a significant loss the Conservation Area. Another tragedy was the sweeping away of ‘Sunnybank’, No 34 Cellar Hill, a rare 1930s modular bungalow. This included the loss of a characterful, ‘cottagey’, garden and burr-brick garden wall. It is important that enforcement management is effective enough to prevent these erosions of Conservation Area character from happening in the future.</p> <p>APPENDIX I Proposed changes to the boundary.</p> <p>I support the proposed extensions A to F.</p>		

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		<p>Penultimate para: I regret that the Victorian terrace as a whole, numbers 8 to 40, on the east side of Station Road, is not proposed for inclusion. It is an attractive range and contains many original features.</p> <p>Last para. Contrary to the proposal stated, I would support the idea of including the stretch of London Road between Station Road and Lynsted Lane in the Cellar Hill and Greenstreet Conservation Area. This is on the grounds that some of the buildings in the existing conservation area (former blacksmith's and blacksmith's residence) relate to the farming activity in the proposed addition. Also, Cellar Hill and Greenstreet have different economic histories from each other, so surely there is no barrier to adding a third.</p> <p><u>GENERAL CONCLUSIONS.</u></p> <p>By and large I feel that the Peter Bell Historic Buildings Consultancy has done a very sound job in describing the structure and components of the existing Conservation Area. The selection of pictures and maps fit very well with a clear and concise narrative, and its vision for the future shows a firm and appropriate way forward.</p> <p><b>With the exception of the proposal not to extend the Area westward to Lynsted Lane and not to include numbers 8 to 40 Station Road, I am happy to support the adoption of this appraisal.</b></p>		
5	Local Resident 1 <sup>st</sup> Consultation	<p><b>In summary, I welcome this important, balanced document and its clarity.</b></p> <p><u>Looking to the future.</u></p> <p>I fully understand and applaud the minor extensions to the current CA - taking in the two Victorian cottages in Station Road also seems sensible as they do stand out as unspoilt. I do wonder whether a third <u>potential</u> CA, based on industrial village character might be argued for TPC in Barrow Green. I accept this is not a discussion for now but I raise it for your</p>	Noted & welcomed.	No change to the assessment document needed.

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		<p>thoughts and those of the Parish Council and Ward Councillors (and residents of Borough Green if anyone else wishes to champion the idea)? This may be a non-starter.</p> <p>The logic of creating a NEW CA from Station Road to Lynsted Lane should be applauded <u>in principle</u>. Although, if this is put out to consultation, I would argue more strongly in favour of extending further west to include the string of Victorian terraces that have their roots in commercial use (The Co-op used several) and residences for industrial workers (brickmakers and concrete production). There are fewer listed buildings but several buildings that have been retained with social history explaining their form and changing functions. The CA should include the Lynsted Lane homes set back from London Road. This is a distinct community in its development and function. I recognise the irony of that given the recent planning pressure that has resulted in ‘back-filling’ in conflict with wider principles defined in the Lynsted Parish Design Statement that argues for one-building deep! If SBC does choose to explore this option, no doubt the result would be picked up later in a consultation [ref p35].</p> <p>The document lays out <b>very clearly</b> the technical aspects of legal, policy and planning documents including the Lynsted with Kingsdown Parish Design Statement.</p> <p><u>Working through the document, as presented.</u></p> <p>1) The document very clearly and helpfully states the purpose of CAs and the flexibility that takes us away from just "pretty" buildings to reflect the origins and purpose of the communities, buildings and spatial characteristics (including the hinterland). For us, the 'touchstones' are architectural, spatial, and reflections on rural and commercial evolution. This is well represented in the document.</p> <p>2) Important CA principle of acting only to moving the CA out of its "Heritage at Risk Register" by enhancements and/or SBC Heritage</p>		

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		<p>policies. That phrase should be repeated if/when any development is proposed both in the body of the CA and in the hinterland of the CS. In short, Cellar Hill is a community that is characterised by its relationship with agricultural backdrop in which it evolved. This argues against developing behind the CA buildings. Hopefully, SBC will recognise this important principle in avoiding proposed developments behind the Dover Castle – destroying an traditional orchard into the bargain!</p> <p>3) I welcome the importance attached to the democratically founded "Village Design Statement". Ours is a Parish Design Statement that adhered strictly to Planning Policy and the function of VDSs. Especially important to protection of buildings, spatial characteristic/hinterland. Lyn Valley has a "Sensitive Edge" designation in the Parish Design Statement of long and venerable standing! [p5/7] The importance of the Lyn Valley is stressed on p10 as a characteristic of the lower North Downs. The principles of the VDS/PDS also apply to buildings south of London Road.</p> <p>4) <u>Elaboration/correction is needed in this Review regarding the 'lack of proximity' of Roman remains.</u> Clearly, the old road had a community function that brings into question assumptions that "Roman" remains are mostly set back from the old road.</p> <p><i>Page 8, penultimate paragraph.</i> Perhaps elaborate along the lines. "The importance of the Roman road has been reinforced by the recent discovery of a walled Roman mausoleum alongside villas that have so far been discovered at Bax Farm and at the south end of Dully Lane. These significant sites suggest that there may have been a larger local Roman community within the footprint of Greenstreet today. Iron Age remains at Radfield also argue for a much stronger statement of archaeological preservation in this Conservation Area."</p> <p>5) Your Review makes an important point drawing attention to the fact that the M2 no longer protects Greenstreet against a heavy burden of modern-day traffic through Greenstreet. [top of p9]</p>		

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		<p>6) Very clear explanation of “Urban grain and spatial character” [p10] – this concept is very significant in making the case for protection against encroaching urban sprawl south of the A2! It equally establishes that Cas are not only about pretty chocolate-box buildings but a much wider idea of community evolution.</p> <p>7) I am not sure on whether it is worth making reference in p12 to the prior land-use opposite the Dover Castle both as wheelwrights, workshops, carpenters serving the local community and carriage traffic? This explains the ‘bracketing’ of modern homes by older homes. <u>[last para, p10 – e.g. “...the modern group at 51-59 that was once the site of wheelwrights, workshops and carpenters serving local communities and the coaching route.”]</u></p> <p>8) The statements made in “2.6 Setting” reflect the importance of spatial considerations in planning, <i>especially when a Conservation Area is implicated</i>. This wording is a very helpful clarification. I welcome the paragraph drawing on the Lynsted Parish Design Statement and the importance of preserving traditional orchards is a helpful statement as a bulwark against development behind the Dover Castle. [p19, last paragraph]</p> <p><b>Note:</b> As many material arguments here and elsewhere in the CA document draw on the Parish Design Statement (PDS) and its language, this shows how durable and enduring the PDS is for guiding development.</p> <p>9) Linear development (one building deep) in the Parish is emphasised as important features to retain and protect – this is key to the PDS.</p> <p>10) Significant views. Follow the yellow arrows in the map and there is a strong argument against any development infilling between Lynsted Lane and Cellar Hill. If the Lynsted Lane development ever goes to 50-homes (as is the developer’s clear intent), those will occupy higher ground in full view of Cellar Hill. Again, the 50 homes behind Dover Castle will compete with the importance of the CA and its spatial setting.</p>		

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		<p>11) Work to do: A useful list of ‘bad’ features that have diluted the historical nature of the CA are all able to be managed differently – e.g. concrete kerbs (should be more ‘soft verges’) and tiles (should be more traditional materials), uPVC windows (should be wooden), etc. Useful reminder when application for extensions, alterations and new building applications that these are damaging and should be resisted/replaced at every opportunity. This leads naturally into Section 4.</p> <p>12) <b>Section 4:</b> Welcome as really important for future engagement if the “At Risk” status is to be managed/improved. Sets out the protections in the Local Plan and SBC policies. Especially “safeguarding” trees and spaces/aspects. This restatement is worth celebrating. I think this clarity can be celebrated as important guidance to the Parish Council and SBC as they each adopt their positions on planning, use of materials, removal of visual clutter, etc.</p> <p>13) <b>Unauthorised alterations.</b> Such as the one on the corner of Station Road, should <u>never</u> have been permitted – I would argue for its restoration – but that horse has bolted. [para 4.3, p28]</p> <p>14) <b>Appendix 2.</b> The collection of maps are superb reminders of just why Lynsted looks like it does today. The heritage feature of a strong relationships between built environment, commercial evolution and the primary use of land reinforces the importance of retaining agriculture on this most versatile land. Historically, agricultural land was too important to allow large or complex developments away from the main thoroughfares. A couple of buildings are new to me and I thought I knew the maps for our bailiwick. Respect!</p>		
6	Local Resident-1 <sup>st</sup> Consultation	I have read the conservation area character appraisal in detail and with great interest and wish to commend Peter Bell on the production of such an excellent report.	Noted and welcomed.	No change to the assessment document needed.

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		<p>I am in complete agreement with all the proposals made in the report, in particular the boundary alterations D, E and C.</p> <p>I've found the information in the report very useful, particularly relating to property alterations and preservation of trees.</p> <p>In summary no further comments apart from thanks and my support for the proposal to update the boundary changes and removal of overhead power cables.</p>		
7	Local Resident – 1 <sup>st</sup> Consultation	<p>I am writing in support of the views and comments made by the Lynsted and Kingsdown Pariah Council in reference to the above.</p> <p>I would also like to thank Swale and their Senior Conservation &amp; Design Officer Jhilmil Kishore and consultant Peter Bell for their comprehensive report.</p> <p>It is very important that we work to protect the fabric and history of these areas.</p>	Noted and welcomed.	No change to the assessment document needed.
8	Local Resident – 1 <sup>st</sup> Consultation	<p>I would like to congratulate the Authors of this report on the quality of this 2023 review.</p> <p>It is important that they have incorporated reference to The Lynsted Parish Design Statement into their review.</p> <p>The terms of this Conservation Area document have been instrumental in rejecting or moderating some planning applications but unfortunately the Planning Department and Enforcement have not been strong enough. There has been building, re-building and alterations to existing structures which should have been stopped or modified by the Planning Department.</p>	Noted and welcomed.	No change to the assessment document needed.



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Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>The most recent and outrageous is the almost complete rebuilding of 65/67 London Road, ME9 9QW. There has been no planning Application submitted and although this was brought to their attention, Swale Planning has taken no action. I am sure that more examples have been mentioned in other responses.</p> <p>I would support the idea of extending this Conservation Area to include some Victorian properties in Station Road and including London Road from Station Road to Lynsted Lane.</p>		
9	Local Resident – 1 <sup>st</sup> Consultation	<p>I fully endorse and support the views of Lynsted with Kingsdown Parish Council on this comprehensive report and support the recommended extensions to the current Conservation area.</p> <p>The report highlights the gaps between buildings on Cellar Hill and the contribution they make to the setting of listed buildings. These gaps and views of old orchards between buildings are an important part of the character of the area and should be protected. I am particularly pleased to see the points about the need for diligent monitoring and effective enforcement as the area has seen considerable change in the past few years. The loss of the main body and internal Regency features at No 8 London Road was significant as was the demolition of ‘Sunnybank’ in Cellar Hill together with its cottage garden and burr-brick garden walls. Changes to the shop at the top of Station Road would also seem to have been made without appropriate permission.</p> <p>I strongly support the recommendation that SBC invokes an Article 4 Direction to bring certain householder alterations, which are currently classed as permitted development, under planning control. This could help to ensure any appropriate alterations are positively managed and prevent</p>	Noted and welcomed.	No change to the assessment document needed.

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>further damage to the Conservation Area. I do wonder if all residents are fully aware of the restrictions that apply to changes that can be made in a CA. Perhaps SBC could do more to inform residents.</p> <p>Thank you for the opportunity to comment on the protection of this valuable historical area.</p>		
10	Lynsted with Kingsdown Parish Council-2 <sup>nd</sup> Consultation	<p>Firstly, Lynsted with Kingsdown Parish Council would like to thank Heritage Officer Jhilmil Kishore and consultant Peter Bell for their comprehensive report, following proactive engagement with the local community. The document sets out the purpose of conservation areas as being reflective of the origins and purpose of communities and their spatial characteristics (including the hinterland) and not just the preservation of historically important buildings.</p> <p>We particularly welcome the importance attached to the Lynsted Parish Design Statement which has been adopted as Supplementary Planning Guidance by Swale Borough Council. This designates the Lyn Valley as a ‘sensitive edge’ and a significant characteristic of the lower North Downs. As many material arguments within the document draw on the Lynsted Design Statement and its language, this demonstrates its durability in guiding development. Linear development (one building deep) in the Parish is emphasised as a defining feature to retain and protect. We are pleased to note that the report highlights the recent planning appeal decision where the Government inspector describes the importance of the gaps between the buildings on Cellar Hill and the valuable contribution they make to the setting of the listed buildings, stating that: “as a surviving parcel of undeveloped land, the site does serve as a reminder of an important aspect of the historic settlement pattern, in terms of the wider and more irregular spacing of the buildings, with productive land</p>	Noted and welcomed.	No change to the assessment document needed

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>surrounding them on one or more sides, and extending up to the lane itself". These gaps between buildings and the views of the countryside, including inter alia glimpses of traditional orchard trees, are important to the character of the conservation area and should be protected. We particularly welcome the importance attached to the 'significant views' outlined in section 2.7. The statements made in section 2.6 also reflect the importance of spatial considerations in planning, especially when a conservation area is implicated.</p> <p>2 In terms of work to be done to mitigate the risk status there is a helpful list of 'bad' features that have diluted the historical nature of the conservation area and are all capable of being managed differently. For example, concrete highway kerbs which should be replaced by soft verges; concrete roof tiles that dilute local character and distinctiveness and should be constructed from more traditional materials; excessive overhead telegraph and electricity cables; and uPVC windows that should be wood. We welcome the public realm 'opportunities for enhancement' including: an audit of public signage, street furniture and overhead supply lines &amp; poles; as well as replacement of concrete kerbs and planting more highway trees.</p> <p>We strongly support the recommendation that Swale Borough Council invokes an Article 4 Direction to bring certain householder alterations which are currently classed as permitted development under planning control – to ensure that any inappropriate alterations are positively managed through the planning process. When there is an application for extensions and alterations and indeed new building applications it should be noted that these more modern materials are damaging and should be resisted or replaced. This protection must include the safeguarding of trees and the preservation of open spaces and aspects. An essential component of any conservation area management strategy is an effective planning</p>		

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>enforcement regime to prioritise heritage conservation. Swale Council must be more robust in taking enforcement action against unauthorised alterations to buildings, particularly where listed building consent has not been obtained. We would request that the above mitigations of risk status, invocation of Article 4 and proactive planning enforcement are implemented – not buried within a worthy report. We support the minor extensions to the current conservation area at A to F.</p> <p>These include taking in the two Victorian cottages in Station Road as they do stand out as unspoilt. We note that consideration was given to extending the CA to include the terraced housing on the east side of Station Road. We would have preferred to see the inclusion of the Victorian terrace as a whole – numbers 8 to 40 – being an attractive range containing many original features.</p> <p>We particularly welcome the addition of Proposed Boundary G, the area to the west of the current CA. We note that the first iteration of this report recommended a more detailed review to consider the designation of a new and separate conservation area for this part of Greenstreet. It stated that, given its different character from the existing conservation area and the fact there is a lack of continuity, it was not recommended as an extension to the existing CA. We did not agree with this view and argued at the time that some of the buildings in the existing CA such as the former blacksmiths and associated residence relate to the farming activity in the proposed addition. We note that Historic England also recommended an extension of the current CA. We therefore fully support the westwards extension to embrace the former Fox public house on the north side. 3 On the south side, it is not entirely clear from the map where the boundary would be, and we would suggest a textual reference for the avoidance of doubt. It would appear to be number 188 London Road. We consider that the inclusion of the Victorian terraced homes to number 194 is an essential</p>	<p>Please see officer’s note at the end of this consultation table. Also included at 3.3 in the P&amp;R report.</p>	

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>part of the story that unfolds along the length of Greenstreet. We therefore consider that the end-of-terrace at number 196 is a logical place for the red line.</p> <p>Arguably, the westernmost extent of Greenstreet should be number 226. Number 222 is dated 1905, completing the archaeological narrative in the same era as the continuous Victorian terraces.</p> <p>This area is in need of protection against further loss of features that link the community to its history. Over recent years there have been regrettable changes to traditional shop fronts and the installation of illuminated bus shelters, advertising hoardings, illuminated shop signs and intrusive street lighting. We particularly agree with section 4.7 which states: “The potential for new development within Cellar Hill and Greenstreet Conservation Area is extremely limited. If proposals for development come forward, they will be considered against local and national planning policies which attach great weight to the conservation of designated heritage assets and their settings. Development affecting the setting of the conservation area is likely to be harmful to its heritage significance. The local planning authority is required to pay special attention to preserving the setting of the conservation area (or the setting of any listed buildings) in any plan making or decision taking”. The report notes the eclectic mix of traditional building styles, forms and vernacular building materials - all of which record the area’s history and development. It further notes the historic relationship between the village and the surrounding farmland and orchards. And that visual links to surrounding farmland are an important expression of the farming history of the area. We note that the report applies the term ‘village’ to Greenstreet.</p> <p>Nineteenth century directories and gazetteers refer to Greenstreet as a ‘hamlet’ which reflects its historical significance and identity both as a</p>		

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>service-centre that evolved out of feudal agricultural economies and as a longestablished coaching stop. The use of the term ‘hamlet’ usefully distinguishes Greenstreet from the villages of Teynham and Lynsted. It is important that we celebrate the original hamlet and its relationship with agriculture that determined its linear development, in particular preserving the line of sight into agricultural land on the southern flank of Greenstreet as well as in Cellar Hill and Lynsted Lane.</p> <p>The Lynsted Parish Design Statement also refers to Greenstreet as a hamlet and we would like to see this reference included in the Character Appraisal to embody this historic community. We would also recommend the inclusion of an appendix with a timed action plan, confirming role responsibility to implement the recommendations set out in the management strategy.</p> <p>Finally, there are a number of inaccuracies in the report where the labelling of buildings is incorrect. We are aware that residents have already drawn your attention to these, and we will not therefore repeat them here – but would ask that they are corrected. Further, on page 3, Cllr Baldock is not the cabinet member for planning as SBC no longer operates a cabinet structure.</p> <p>4 We support the conclusion that Cellar Hill and Greenstreet continues to be an area of special architectural and historic interest - the character and appearance of which should be preserved and enhanced. It should indeed continue to be a designated Conservation Area of high importance to the Borough of Swale. We agree that Cellar Hill and Greenstreet should be removed from the Historic England Heritage at Risk Register, although we would emphasise again the importance of household alterations being brought under control through an Article 4 Direction and planning enforcement being prioritised.</p>		<p>Inaccuracies within the document to be</p>

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
				corrected as outlined.
11	Teynham Parish Council- 2 <sup>nd</sup> Consultation	<p>Teynham Parish Council thanks the Conservation Team for their thorough and insightful review of the Cellar Hill and Greenstreet conservation area.</p> <p>We offer the following feedback:</p> <p><b>Overview</b> — The parish council supports the general themes raised in the review of the Cellar Hill/Greenstreet. This work helps to protect and preserve the unique heritage of this area.</p> <p><b>Extension of the conservation area</b> — Teynham PC supports the proposed extension of the conservation area along London Road to Frognal Lane.</p> <p>This section has notable historic and architectural value that complements the current conservation area. Expanding the boundary will ensure that the local area is managed and protected from unsympathetic developments. It will further safeguard the continuity of the area’s historic identity.</p> <p><b>Benefits of Living/Working in a Conservation Area</b> — It would be helpful to explain the benefits of living in a conservation area from a residents/business owner’s point of view.</p> <p>For example: Living in a conservation area provides residents with the unique advantage of preserving the historical and aesthetic integrity of their neighbourhood. This protection often increases property values due to the area’s maintained character. The controlled development helps prevent unsympathetic changes, ensuring the neighbourhood retains its charm and architectural significance. These regulations foster a strong</p>	Noted and welcomed.	No change to the assessment document needed.

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>community identity, create a visually appealing environment which contributes to the area's long-term appeal and cultural significance.</p> <p><b>Responsibility when living/working in a conservation area</b> — It appears that the review does not provide a concise summary of what it means to live in a conservation area or clear steps for residents to follow.</p> <p>Clarity required for residents and business owners on practical impact of extended conservation area eg what type of double glazing is acceptable.</p> <p>A suggestion would be: Residents/Business owners in a conservation area enjoy the benefits of preserving the historical and architectural character of their neighbourhood. However, this comes with responsibilities. Any changes to buildings, trees, or boundaries often require special permissions. Residents should consult the local authority before making alterations to ensure the changes align with conservation regulations, helping maintain the area's unique heritage.</p> <p><b>Enforcement</b> — The review highlighted that some alterations to buildings were made without planning permission, which has affected the area's character. Effective enforcement is critical, and prioritising enforcement actions, particularly related to heritage, is emphasised. In addition communication with updates linked to the enforcement is also important. Enforcement should be applied consistently to all properties in the proposed extended conservation area.</p> <p>We support the proposal to implement Article 4 to control changes such as window replacements, roof changes, or boundary alterations, ensuring they align with the area's character .</p>	<p>Noted and welcomed.</p>	<p>A note to similar effect to be added to the review document as an appendix.</p>



**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p><b>Historic England’s High Streets Heritage Action Zones</b> — Consideration should be given to Historic England’s High Streets Heritage Action Zones (HSHAZ) initiative and the sources of external funding. The scheme aims to revitalise historic high streets by improving the design of shop fronts and addressing the impact of poorly executed adaptations.</p> <p>Historic England’s project focuses on improving high street shop fronts that have been poorly adapted or designed over time. The goal is to enhance the aesthetic and historical value of these commercial buildings. This involves reviewing and refreshing shop fronts to ensure they are both visually appealing and in keeping with the historical character of the high street. The project aims to address issues such as unsightly alterations and design mismatches, promoting a more cohesive and attractive high street environment. This could be a significant opportunity for Teynham, Lynsted and Swale as a whole.</p> <p><b>Communication</b> — Has this consultation been sent to all the property owners in the proposed extension area? One resident indicated that they had not received any communication directly to their address on London Road.</p> <p><b>Funding</b> — A local resident enquired if there would be any sources of funding available to help support improvements in the extended conservation area.</p> <p><b>Queen Victoria's Diamond Jubilee Commemorative Pump</b> — The correct name for the pump is “Queen Victoria's Diamond Jubilee Commemorative Pump”. Built at the turn of the 20th Century it was rebuilt in 2008 and again in 2016 after demolitions due to car accidents. The weathervane was extended in 2016 to acknowledge the Diamond Jubilee of Queen Eliabeth II.</p>		

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p><b>Greenstreet</b> — If the conservation area is extended, would it be appropriate to create two separate conservation areas?</p> <p><b>Street furniture</b> — Consideration should be given to the poor-quality street furniture Eg railings, lamp and sign posts and bus shelters. Small changes can create significant positive impacts.</p> <p><b>Request for update on former barbers</b> — On a related topic, could the Conservation Team please provide an update to the former barber’s shop (on the junction of Station Road and London Road, Teynham). We are very concerned about the impact of the conversion of this property in the conservation area and former shop front.</p>	Enforcement Matter.	
12	Local Resident – 2 <sup>nd</sup> Consultation	<p>The Cellar Hill and Greenstreet Conservation Area Character Appraisal 2024, is a well considered, comprehensive document, both in its present form, and also when the proposed extension is incorporated. I am generally in agreement with the existing area and the proposed extension, but the document also concerns itself with the management of the area, and I do have some concerns in this respect.</p> <p>As part of the document, you show an old photograph of 65/67 London Road when the building was trading as a garage, and another recent photo shows the building trading as a barbershop. The passage of time has seen the loss of the wonderful old signage, and a change of use, but it is still recognisable as the same building. You also show another photograph of the building undergoing alterations, and although the Victorian shop frontage has already gone, the white rendering has not yet been applied. The hairdresser who was the tenant, was told that they would have to temporarily move out whilst alterations were carried out, but clearly this did not happen.</p>	Noted and welcomed.	No change to the assessment document needed.

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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>My point in highlighting this episode, is that when the developer applied for planning permission, no mention was made about converting the shop into a flat, and I believe he applied after the work was completed. This building was part of the conservation area, and the Victorian shop front and the Victorian brickwork have now completely gone. What is the point of a planning process in a conservation area, if the developer is allowed to get away with this? A slap on the wrist and a small fine is an insufficient penalty for such a flagrant disregard of the regulations, and he should be made to restore the building to its former state, or at least incur a heavy financial penalty. Only by doing this will any future developer be deterred from doing the same, to the detriment of our heritage.</p>		
13	Local Resident – 2 <sup>nd</sup> Consultation	<p>I welcome the Cellar Hill and Greenstreet Conservation Area Character Appraisal and Management Strategy. I have no doubt that the Conservation area defined in 2002 has resulted in the protection of this historic part of Greenstreet and Cellar Hill. Not only has the introduction of this conservation area resulted in development or alterations to properties being in keeping/complementary to the areas heritage, in addition I believe it has educated and encouraged those in the wider area to understanding the importance of protecting our built heritage and how each property fits in.</p> <p>I particularly welcome the recommendation to extend the Conservation Area along Greenstreet to include more historic buildings and buildings that make a positive contribution. However, it is a shame that the entire row of Victorian terraced houses on the south side of London Road are not included. The majority of these properties that housed brickmakers, agricultural workers and artisans, have survived with few changes to</p>	Noted and welcomed.	No change to the assessment document needed.

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>features. This block, as a whole forms a direct link with the evolution of the hamlet of Greenstreet.</p> <p>The section of Greenstreet identified for inclusion in an extended Conservation Area is possibly the area most in need of protection against further loss of features that link the community to its history. In the 26 years Greenstreet has witnessed the gradual changes of traditional shop fronts and installation of illuminated bus shelters, advertising hoarding, intrusive illuminated shop signs and uncomplimentary and intrusive street lighting.</p> <p>The Lynsted Design Statement’s Community Action Plan (Annex 2) under “The Community with Lynsted Parish Council and Swale Borough Council” states:</p> <ul style="list-style-type: none"> <li>- Swale Borough Council to be encouraged to develop policies for Areas of Special Control of Advertisements (ASCAs) with a general presumption against advertising and a complete ban on advertising hoardings, balloon advertising and certain illuminated advertisements in the Parish of Lynsted.</li> </ul> <p>I am conscious that suggestions for the extension to the Conservation Area reflect the views expressed by Parishioners of Lynsted as a result of an opinion survey and in discussions at public awareness raising events and workshops. I also welcome the recognition of the importance of the “key views” from the south side of Greenstreet that emphasises the established historic linear development pattern of that part of the Parish. This feature, in particular, proved to be of high importance to the residents of the parish of Lynsted with Kingsdown during the consultations leading to the Lynsted Parish Design Statement in 2001/2.</p>		

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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>Both the 2008 “Greening of Greenstreet” joint project between Lynsted and Teynham Parish Councils, and the Lynsted Parish Design Statement highlighted the view that there was an appetite for better recognition for “Greenstreet”.</p> <p>The Lynsted Design Statement’s Community Action Plan (Annex 2) under “The Community with Lynsted Parish Council and Swale Borough Council” states:</p> <ul style="list-style-type: none"> <li>· The Parish Council in conjunction with others should pursue the development and adoption of an attractive and distinct Parish Gateway sign employing natural materials for road and path signs.</li> </ul> <p>With regards to the loss of the “Greenstreet” identity, foisted upon us by the Post Office, who were responsible for the loss of “Greenstreet” and “Lynsted” on the south side of London Road, I believe that this historic hamlet (not village) with its rich history should most definitely be recognised again at its gateways. The hamlet of Greenstreet has been whitewashed out. As has the populace of Lynsted who live on the south side of London Road.</p> <p>Although probably not relevant to this consultation, I should spotlight the importance of the hamlet of “Greenstreet”. Not surprisingly the highest concentration of the populace of Lynsted was in the hub of Greenstreet. Each poppy of the map below, represents a casualty of the First World War:</p> <p>Of 40 casualties indicated on this map, the majority have no known graves. They remain in the land or sea where they fell. When searching the names of the casualties by name on the Commonwealth War Graves Commission</p>	<p>Noted welcomed</p> <p>and</p>	<p>Map to be included in the Appraisal document</p>

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>web site, they are listed as living in “Greenstreet”. We should not let the place from whence they came to just disappear without a trace as they did. Their loss changed the landscape of Greenstreet.</p>		
14	Local Resident-2 <sup>nd</sup> Consultation	<p>I fully endorse the overarching principle that the linear pattern of Greenstreet’s development provides a valuable ‘document’ that traces the transition of this part of Swale through Roman occupation, feudal agricultural society, Victorian and modern periods.</p> <p>Section 2.4 usefully explains the linear built environment of this hamlet as a valuable visual record of how the dominance of rich agricultural land has been instrumental in forming the shape and relationship of buildings occupied by workers, businesses, travellers, and landed gentry.</p> <p>The Greenstreet community supported agriculture without competing with it. It was the engine for growth and evolution of agriculture/estates between Sittingbourne and Faversham and beyond, north and south. This is reflected in the built and social characteristics that define “Greenstreet”.</p> <p>As the principle historic settlement for many centuries, the identity of the hamlet of Greenstreet originally included the spurs north in what is today Station Road but was once Teynham Lane leading to the village to the north. On the southern flank of Greenstreet hamlet, the proposed changes include the ‘spurs’ of Lynsted Lane – this is very much welcomed as part of the evolving story of Greenstreet. Each spur adds to the story – reflecting the growth of the ‘middle order’ (for larger homes) under early agricultural economies and the evolving commercial and industrial influences.</p> <p>The key relationship between buildings and valuable productive agricultural land was also retained along these spurs. It is important to the</p>	Noted and welcomed.	No change to the assessment document needed.

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>archaeological and social history encapsulated by the hamlet of Greenstreet, that the pattern of development is not eroded any further.</p> <p>Drafting comments</p> <p>2.1 The history and development of Cellar Hill and Greenstreet.</p> <p>Bob Baxter’s submission/comments on the greater significance of this LOCATION in Roman times is helpful. The location may also have reflected the proximity of Conyer Creek for transit and commerce.</p> <p>Para 4 (p9): That concentration of Roman habitation may also reflect the proximity of Conyer Creek through which goods and produce (fish and oysters) will have passed into/from local communities.</p> <p>Para 4 (p9): perhaps add “...the extensive brick-making and cement industry at Conyer and Teynham.”</p> <p>Para7 (final para of this section): the rural character and its linear relationship derived from the importance of the surrounding valuable and productive land also remains an important feature along the southern edge of Greenstreet hamlet along its length. This led consultees to the Lynsted with Kingsdown Parish Design Statement (2002) to identify that feature of Greenstreet as a “Sensitive Edge” that should be preserved.</p> <p>Community ‘qualifiers’. The CA draft, frequently applies the qualifier “village” to Greenstreet. Written records from the 18th Century into modern times use the more common form of “Greenstreet” alone. This reflected the particular historical significance and identity both as a service-centre that evolved out of feudal agricultural economies and as a long-established</p>	<p>Noted.</p>	<p>Document to be updated to reflect the corrections within text and labels to the images.</p>

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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>coaching stop. 19th century Directories and Gazetteers refer to Greenstreet as a “hamlet” both in agricultural and industrial times. The use of the term “hamlet” usefully distinguishes Greenstreet from the villages of Teynham and Lynsted.</p> <p>The identity and historic importance of Greenstreet as a community in its own right has become somewhat confused following the sale of the Honeyball Estate for modern housing behind the northern flank of Greenstreet hamlet. It is important that we celebrate the original hamlet and its relationship with agriculture that determined its linear development. In particular in preserving the line of sight into agricultural land on the southern flank of Greenstreet as well as in Cellar Hill and Lynsted Lane.</p> <p>[Note: On 29th May 1855, the South Eastern Gazette refers, in an auction, to properties “Within five minutes’ walk of the Greenstreet Station of the proposed East Kent Railway.” This further reinforces the distinct community that is today the hamlet of Greenstreet]</p> <p>2.2 Topography, geology and landscape</p> <p>Illustrations</p> <p>Several illustrations are mislabelled. Some attention is needed to ensure the narrative accords with the images. For example,</p> <p>Page 13 Unlabelled, top right, is “Alverley House”</p> <p>The view looking east currently labelled as “1 and 3 London Road” is wrong. That run of homes is “7 to 35”.</p>		



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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>[Note: To explain the modern in-filing between these two illustrated buildings, this is the original site of wheelwrights and carriage works as well as market gardening to its rear.]</p> <p>Page 14 The labels are further jumbled.</p> <p>Top left is The Dover Castle. Top right is Old Forge, 4 London Road.</p> <p>Middle right is “8 London Road” (not 18)</p> <p>Bottom left is “The Grange, 18 London Road.”</p> <p>Page 15 “The Walnuts” is an important building at the corner between Cellar Hill and London Road. This mislabelled illustration is actually of The Burrs, 24 Cellar Hill. It may be worth adding an illustration of “The Walnuts” if space allows.</p> <p>Page 16 First row, image 1 is “Tudor Cottage, Cellar Hill”.</p> <p>Second row, image 1 is “Old Thatched Cottage”</p> <p>Page 34, 4.3 Unauthorised alterations</p> <p>The image used is misleading, as the “Barn” is not an example of unauthorised alteration! Far better would be the image from Page 23. The eradication of a very important business premises frontage is an unforgiveable opportunistic ‘change of purpose’ inside the existing Conservation Area but outside formal planning procedures.</p>		

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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>Page 45 Onwards</p> <p>The proposed extension of the Conservation Area is very welcome as illustrated on this page.</p> <p>The inclusion of the Victorian terraced homes (to No.194) is an essential part of the sweep of the story that unfolds along the length of Greenstreet. Shouldn't the 'end of terrace' at No.196 be the logical place for the red line? To avoid doubt, perhaps there should be a textual reference to 196? Many of those homes were once commercial (including outlying parts of the Co-op Stores).</p> <p>Arguably, the westernmost extent of Greenstreet should take in No.226 London Road. No.222 is dated 1905, completing the archaeological narrative in the same era as the continuous Victorian terraces. Quite why gaps existed, into which more modern homes have been inserted is not obvious. So, that may explain the omission of this run of homes.</p> <p><b>FURTHER OBSERVATIONS AND IMPLICATIONS FOR FUTURE WORK IN GREENSTREET</b></p> <p>Completing the picture</p> <p>The identity of "Greenstreet" was originally masked by an administrative declaration by Faversham Post Office in 1911 (not actioned until March 1918) that it wanted to redraw the map to align postal districts with the relatively recent invention of civic parishes (1894). Leading to the renaming of "Greenstreet Post Office" to "Teynham PO", in spite of the reality of the whole of Greenstreet hamlet being distinct from either village of Teynham</p>		

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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>or Lynsted. Up until then, communities like the Greenstreet hamlet were defined by their form and function.</p> <p>Each spur has its own broadly distinct characteristics, but all contribute to the identity of “Greenstreet”.</p> <ul style="list-style-type: none"> <li>· The south end of Station Road responded to the need for agricultural and industrial workers cottages (brickmaking and cement works to the north of Greenstreet). The frontages have retained many of their original features including iron railings (echoed at the western end of Greenstreet). The open land to the west of Station Road (at that time) was preserved by Newlands House and grounds.</li> </ul> <p>Greenstreet identity – a tapestry</p> <p>Greenstreet grew in response to agricultural wealth, declined with the changed patterns of land ownership and the displacement of feudal influences (church and noble), the impact of the Railway, and revived with industrial expansion in and around Teynham and Conyer. The breakup of Newlands estate (1912), followed up by selling Newlands House and Gardens (Col. Honeyball) led to a more urbanising influence, out of scale to Greenstreet.</p> <p>The much more recent decision to fill in the valuable “Green Space” between Station Road and Frogna Lane further erodes the echoes of Greenstreet’s agricultural (and industrial) relationship to the north.</p> <p>However, the essential identity of “Greenstreet” as an entity in its own right has not been lost in its relationship with outlying farmsteads, hamlets, villages, market towns of Sittingbourne and Faversham, and its place on</p>		

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>old coaching routes. Latterly, Directories identified “Greenstreet” as a distinct entity but would add ‘place-markers’ by reference to the parishes of Lynsted and Teynham.</p> <p>Undressing “Greenstreet”.</p> <p>There is a balance to be struck between an historic community being “at risk” and the natural evolution (NOT revolution) of the Greenstreet community. The importance of that evolutionary process is the adherence to fundamental characteristics that define the whole of “Greenstreet”. One building deep, sympathetic restoration and preservation of features as diverse as building material, scale, spatial relationships and agricultural hinterland.</p> <p>Future Options</p> <p>Other areas might benefit by a unifying the identity of Greenstreet. For example,</p> <ul style="list-style-type: none"> <li>· kerbside softening (some has taken place already with planters and isolated trees on Greenstreet Hill).</li> <li>· Hanging planters adjacent to the kerbside;</li> <li>· lower lighting levels and standards (cast iron facsimiles like those on East Street, Sittingbourne), less light pollution;</li> <li>· Colouring road surfaces to reinforce the Greenstreet entity;</li> </ul>		

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<ul style="list-style-type: none"> <li>· Opening an entrance to the Co-op carpark from the A2 (KCC may object) – exit only to Cherry Gardens;</li> <li>· Reintroduce the Greenstreet hamlet identity on signage at entrances to the community – “Greenstreet historic hamlet” (If that is unpalatable, “Teynham AND Lynsted”, not just “Teynham”);</li> <li>· Remove/manage visual clutter of signage, lamp-posts, bus stops, large illuminated advertising boards, night-time shop lighting.</li> <li>· Boarded-up shops need to be brought back into economic use or more tastefully ‘blanked’.</li> <li>· Use of ‘bays’ (planted up indentations) where pavement widths permit changes along the built-up area.</li> </ul>		
15	<p>Local resident-2<sup>nd</sup> Consultation</p> <p>Handwritten letter - transcribed in summary form.</p>	<p>We are writing with regards to the above. After reading the new draft Conservation area document in the library, we would like to give our feedback.</p> <p>We would like to agree with the extension of the boundary to the conservation area, even to be extended to the west of Teynham.</p> <p>We are proud to live in Greenstreet, ourselves in a listed building, there was once a shop and a hub for the residents of both Teynham and Lynsted. Also other family members live in Greenstreet.</p> <p>We feel that making sure these areas remain in a conservation area and extended conservation area, will protect the view of the countryside, orchards, houses and the history above and below ground of Teynham and Lynsted will remain safe.</p>	Noted.	No change to the assessment document needed.

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>It will also slow down the development of new buildings, housing estates!! And developers will have to abide by the resources that are given within a conservation area.</p> <p>Greenstreet has not changed for many many decades. Clearly evident from the photos now and then of the shops and houses.</p> <p>The only thing that has changed is the amount of traffic that comes through!!..</p> <p>We would like Teynham and Lynsted to remain as it is for future generations of people who move into the villages and be part of the history of Cellar Hill, Greenstreet and beyond.</p>		
16	Local Resident-2 <sup>nd</sup> Consultation	<p>The Cellar Hill &amp; Greenstreet Street Conservation Area Review Is a detailed and well researched document. I am in agreement with the proposal to extend the area.</p> <p>Some of the photographs are incorrectly titled or located, for example the photograph of Cellar Hill Barn should not appear in Para 4.3 but belongs in Para 4.4 which deals with important local heritage assets.</p> <p>I support the adoption of the appraisal subject to any identified and suggested alterations.</p>	Noted	No change to the assessment document needed, apart from the inaccuracies to be corrected.
17	Local Resident-2 <sup>nd</sup> Consultation	<p>I support the extension of the Cellar Hill and Greenstreet Conservation area as there are a number of houses and features worth conserving.</p> <p>In the ‘forward’ to the document it says ‘The aim of conservation area designation is to protect historic places and to assist in positively managing change, so that their special character is safeguarded and sustained.’</p> <p>Unfortunately, Swale Council have completely failed to do this in relation to 65 and 67 London Road, which is on the corner of Station</p>	Noted.	No change to the assessment document needed, apart from the inaccuracies to be corrected

**Appendix I PROPOSED CELLAR HILL & GREENSTREET C.A. – REPRESENTATIONS, RESPONSE & RECOMMENDATIONS TABLE  
(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>Road. Developers have been allowed to destroy the original corner door and shop front and cover over the original yellow brick with a dreadful white render.</p> <p>There seems little point in have a Conservation Area or a review of it, if this extreme change is allowed to happen right under the council's nose.</p> <p>Page 34 of the document says 'An essential component of any conservation area management strategy is an effective planning enforcement strategy which prioritises enforcement action relating to heritage conservation.'</p> <p>Well obviously Swale does not have an 'effective planning enforcement strategy' if they have allowed this to happen! There seems to be no sign, too date, of the council forcing the developers to change this. No.8 London Road was a beautiful Georgian House which has been spoiled by the rebuilding of the original garage and the removal of original railings. This has spoiled a once beautiful house despite many objections. The Co op building which would be in the new extension of the conservation area is currently undergoing renovation. I do hope that the council ensure that the original Art Deco 1920's framing of the frontage is preserved. It appears to me Swale Council writes a lot and says a lot but doesn't actually do anything. A few points to note for whoever put the document together: What appears to be Map 5 is not actually labelled. Maps on page 53 are not labelled. Page 14 a picture of a white house is labelled The Dover Castle when I believe it is No. 8 London Road. Also on the same page there is a picture of The Old Forge which I do not believe it is.</p>		

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(Continued)**

Rep. No(s).	Representation By	Summary of Representation	Officer Response	Recommendation
		<p>There is also a picture of The Dover Castle, which is labelled Alverley House, 57 London Road.</p> <p>On Page 15 there is a picture of a house labelled The Walnuts, London Road.</p> <p>There is also a picture of a house on P.57 also labelled The Walnuts, London Road.</p> <p>They are two different houses. I am not aware that there are two houses called The Walnuts on London Road.</p>		

**Officer's Note:**

1. Inaccuracies within the appraisal document.

The officers have taken note of all the inaccuracies and mislabelling or lack of labelling to maps highlighted during the public consultation and shall address appropriately.