

Limpsfield Village Conservation Area Appraisal and Management Plan Supplementary Planning Document

Adopted by Tandridge District Council June 2022



Contents

1. Introduction	3	6.5 Stanhopes	37
2. Policy Context	4	7. Audit of Heritage Assets and Boundary Review	39
3. Summary of Special Interest	6	7.1 Audit of Heritage Assets	39
4. Historic Interest	7	7.2 Boundary Review	41
4.1 Archaeological Evidence	7	8. Management Plan Context	44
4.2 Medieval Limpsfield	7	9. Schemes of Preservation and Enhancement	45
4.3 Seventeenth to Eighteenth Century and Limpsfield Turnpike..	7	10. Existing Control Measures	52
4.4 Nineteenth Century	9	11. Policy Guidance on Conservation and Repair	53
4.5 Railway Development and Twentieth Century	15	11.1 Introduction	53
5. Location and General Character	17	11.2 Boundary Walls	53
5.1 Location	17	11.3 Hard Surfaces	53
5.2 Existing Boundaries and Approaches	17	11.4 Windows, Doors and Porches	53
5.3 Topography	19	11.5 New Buildings and Extensions	54
5.4 Geology	19	11.6 Shopfronts	54
5.5 Open Spaces	19	11.7 Landmarks, Setting and Views	55
5.6 Trees and Planting	20	11.8 Trees	55
5.7 Setting	20	12. Possible Future Control Measures	56
5.8 Important Views	21	13. Appendix 1: Historic Environment Record Data	57
5.9 Landmark Buildings	25	14. Appendix 2: Listed, Locally Listed and Positive Buildings	60
6. Character Areas	27	14.1 Listed and Locally Listed Buildings	60
6.1 Limpsfield Common	27	14.2 Positive Buildings	61
6.2 Limpsfield High Street	29	15. Appendix 3: References	62
6.3 Limpsfield Manor	34	15.1 Archive Sources	62
6.4 Hookwood Park	36	15.2 Secondary Sources and Reports	62

1. Introduction

1.1 This Appraisal and Management Plan of Limpsfield Village Conservation Area has been commissioned by Limpsfield Parish Council on the recommendation of the Neighbourhood Plan. Limpsfield Village was first designated a Conservation Area by Surrey County Council on the 27th February 1973 and is centred on Limpsfield High Street. This document forms the first public Appraisal and Management Plan for the area since its original designation almost fifty years ago.

1.2 Change is inevitable in the historic built environment and it is important to ensure that buildings, spaces and structures which make a positive contribution to the character and appearance of a Conservation Area are given special attention as part of the development process. This document has been designed to help residents, local authorities and developers understand what is special about Limpsfield Village Conservation Area and how this can be conserved and enhanced.

1.3 The Appraisal sets out the history of Limpsfield Village and identifies its broad characteristics. The document then splits the Conservation Area into five different character areas and identifies what contributes to the character and appearance of each area. This information can be used when either putting together or assessing development proposals. The Appraisal also includes an Audit of Heritage Assets which has been used to revise the boundaries of the Conservation Area.

1.4 The Management Plan identifies issues and opportunities for improvement in the Conservation Area and sets out a number of schemes of enhancement within Limpsfield Village. The plan also provides guidance on existing planning controls within the Conservation Area as well as advice on redevelopment. The two parts

of the document should be read together and in conjunction with the policies of the Limpsfield Neighbourhood Plan.

1.5 This document has been produced by Christopher Reynolds of the Historic Environment Planning Team at Surrey County Council on behalf of Limpsfield Parish Council. A Working Group of the Parish Council provided guidance on how to engage with residents and an initial consultation ran from October to November 2020 which included an online webinar. Comments received during this process have been considered when producing this document. Surveys of the Conservation Area were carried out by the Historic Environment Planning Team from September to November 2020 and archive documents held by Limpsfield Parish Council, the Surrey History Centre and the Surrey Historic Environment Record were consulted during this process.

1.6 A formal consultation on the document was held between February and March 2022 and a public meeting held on the 7th April 2022 in line with legislative requirements. Comments received during this process were taken into account a number of minor changes made to the document as outlined in the consultation response report submitted to Tandridge District Council.

1.7 This document has been produced in co-operation with Tandridge District Council with the intention that it shall be given material weight in the implementation of local and national planning policy and legislation. It is a statutory duty of Tandridge District Council to pay special attention to the desirability of preserving or enhancing the character and appearance of Limpsfield Village Conservation Area. It is the intention that this document will assist the authority as part of the decision-making process. It is the responsibility of Tandridge District Council as the planning authority to determine the weight to be afforded to this document.

2. Policy Context

2.1 Conservation Areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under the Act they are defined as *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 71 of the Act states that it is a duty of the local planning authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas. When carrying out planning functions, under section 72 of the Act a local authority must pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area.'*

2.2 This Appraisal and Management Plan has been produced in line with *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management*. This provides a firm basis for assessing development proposals which may impact the character and appearance of Limpsfield Village Conservation Area, including its setting.

2.3 The Appraisal recommends that the boundaries of Limpsfield Village Conservation Area be amended. This recommendation is in line with paragraph 191 of the National Planning Policy Framework (2021) which states that local planning authorities should ensure an area justifies designation because of its special or historic interest.

2.4 This document should be read in conjunction with national legislation and policy, the local development plan and other local policy framework. The local development plan currently (2021) consists of Tandridge District Core Strategy (2008), the Tandridge Local Plan Part 2: Detailed Policies (2014), the emerging Tandridge Local Plan 2033 and the Limpsfield Neighbourhood Plan (2019). Guidance within the Management Plan has been designed to complement existing policies.

2.5 While every attempt has been made to ensure that the Appraisal is comprehensive, the omission of a feature or space does not imply it is of no interest. The Appraisal should be reviewed regularly to ensure it is up to date and takes into account any changes which have impacted the character or appearance of Limpsfield Village or research which reveals more about its historic or architectural interest.



Figure 1: Map showing the current Conservation Area boundary.

Appraisal



3. Summary of Special Interest

3.1 Limpsfield Village Conservation Area is a largely linear designation from Wolf's Row down to Titsey Road. A very high proportion of buildings within the Conservation Area are listed or locally listed reflecting the high architectural and historic interest of the area.

3.2 The special historical and architectural interest of the area can be summarised as the following:

- Limpsfield Village formed the 12th century administrative centre of the Manor of Limpsfield which was owned by Battle Abbey.
- The high point of Limpsfield Village's prosperity occurred following the Black Death. This prosperity influenced the construction of medieval hall houses in the village during the 15th and 16th centuries.
- During the late 17th and early 18th century Limpsfield Village experienced a period of moderate growth which led to the re-fronting of medieval hall houses and small scale development.
- In the 19th century the High Street started to develop as a small commercial centre but was stunted by the arrival of the railway in Oxted in 1884. During this period a small number of shopfronts were built and public realm improvements carried out.
- The architectural character of Limpsfield Village consists of vernacular buildings from the 15th to 18th centuries, 19th and 20th century shopfronts, Arts and Crafts architecture and high-

quality public realm including ironstone paving, brick pavements and street furniture.

3.3 This Appraisal identifies how the above architectural and historic interest of Limpsfield is evident in the character and appearance of the Conservation Area.



Figure 2: Photograph showing Old Court Cottage (left) which forms part of the 12th century administrative centre of Battle Abbey.

Cover Image: 'A Birds-Eye View of Limpsfield' postcard from 1909 showing Limpsfield Village.¹

¹ Field Bros., *A Birds-Eye View of Limpsfield*, Woking: Surrey History Centre. PC/96/33.
Copyright of Surrey History Centre.

4. Historic Interest

4.1 Archaeological Evidence

4.1.1 Archaeological finds recorded on the Surrey Historic Environment Record show there has been human activity around Limpsfield since the Palaeolithic period.² More substantial remains have been identified from the Roman era including Titsey Villa to the north of the village and the London to Lewes road to the east. More recently, excavations on Detillens Lane have led to the discovery of pottery sherds providing evidence of Roman activity in Limpsfield Village itself.³ There is little written evidence about Limpsfield Village until after the Norman conquest.

4.2 Medieval Limpsfield

4.2.1 The Manor of Limpsfield is first recorded in the Domesday Book (1086) as Limenesfeld, a name which derives from the Old English 'feld' meaning open land, and 'Limen', a Celtic or Brittonic term for Elm Wood. At this time the manor was owned by Battle Abbey. In the late 12th century, the Abbey was responsible for re-building St Peter's Church as well as Old Court Cottage which was the centre of administration for the Manor of Limpsfield. Historian Peter Gray theorised that during this period the Abbey enclosed the village with a single tithe-able house on each plot fronting the High Street.⁴ This arrangement can be seen on the 1762 Rocque Map and in more detail for the west side of the High Street on the 1841 tithe map.⁵

² Early finds include Palaeolithic hand axes (Find Spot 2294), Neolithic finds (Find Spot 2602) and Prehistoric struck flints (MSE23735).

³ Surrey County Archaeological Unit, *Land off Detillens Lane, Limpsfield: Archaeological Watching Brief*, (2018) (ESE16434).

⁴ Gray, Peter, 'Origin of the Village', *Limpsfield Ancient and Modern*, eds. Peter Gray and Limpsfield History Group, (1997), pp. 19-22.

4.2.2 The survival of medieval hall houses in the village show that the 15th and 16th centuries were a time of great prosperity for Limpsfield. Historian Kay Percy attributed this prosperity to the abandonment of demesne farming by Battle Abbey following the Black Death and their new tenants renting out land to acquire more holdings.⁶ Most of the houses built during this period are set back from the road indicating that the village was predominantly an agricultural, rather than commercial, settlement.

4.3 Seventeenth to Eighteenth Century and Limpsfield Turnpike

4.3.1 During the late 17th and 18th centuries, Limpsfield Village experienced a period of moderate prosperity. Medieval hall houses, such as Detillens and The Bower, were modernised with brick fronts while new larger dwellings were constructed. The Manor House, The Old Rectory, Church Cottage and Rose Cottage to the north of the village all date from this period.

4.3.2 In contrast to larger dwellings, cottages were built along Limpsfield High Street from the mid-17th to late 18th century. Most of these buildings were constructed close to the road and give the High Street the enclosed appearance it has today.

4.3.3 Inns and public houses were also constructed in Limpsfield Village during this period including The Bull Inn, Plumbers Arms and Coach and Horses (later Lord Rodney, now Rodney House). These indicate that development in the 17th and 18th centuries was not only linked to agricultural prosperity but also to an increase in road traffic.

⁵ By 1841 evidence for the plot boundaries on the east side of the High Street had been lost through the landscaping of Hookwood Park.

⁶ Percy, Kay, 'Development of the Manor', *Limpsfield Ancient and Modern*, eds. Peter Gray and Limpsfield History Group, (1997), pp. 13-15.



Figure 3: Extract from John Senex's Map of Surrey (1729) showing Limpfield Village.



Figure 4: Extract from John Rocque's Map of Surrey surveyed c1762 and prior to the construction of Titsey Road.

4.3.4 The importance of Limpsfield Village for travel can be seen on the 1729 Senex map which indicates the High Street formed historic routes toward Oxted and Warlingham. The latter was a difficult road owing to the summit at the top of Botley Hill and was diverted as part of the 1770 Limpsfield Turnpike Act to form the modern Titsey Road, first shown on the Lindley and Crosley map in 1793.⁷ This diversion closed Water Lane for traffic and allowed for a more gradual ascent via Titsey. Despite its aspirations, the turnpike was never successful and following a further alteration in 1866 it was abandoned on the 30th June 1870.⁸

4.3.5 Toward the end of the 18th century, development took place on the edge of Limpsfield Common. The largest of these buildings was Pebble Hill House, which was completed in 1785.⁹ Small traditional cottages were also built on both Wolf's Row and Westerham Road (Pebble Hill). These were predominantly constructed of stone and continued to be built into the early 19th century. Wolf's Row derives its name from William Wolfe who was the workhouse keeper on this site from 1784-1792.

4.3.6 Historic mapping shows changes to the landscaping of Hookwood in the late 18th and early 19th centuries. The route from the High Street to Sandy Lane via The Bull Inn was diverted and a new access created which forms the modern day Hookwood Park. This forms a key element of the landscaping of Hookwood owing to its route around the park and use of topography.

⁷ Public Act, 10 George III, c. 62, 171.

⁸ Tame, S. G., *The Role of Turnpike Roads in the Surrey Economy*, (1998), Woking: Surrey History Centre, REF 388.1.

'Sevenoaks', *Maidstone Telegraph and West Kent Messenger*, 23rd July 1870, p. 6.

'Godstone', *The Surrey Mirror and General County Advertiser*, 15th November 1884, p. 6.

⁹ Percy, Kay and Gray, Peter, *Limpsfield Revisited: A Guide to the Village and Conservation Area*, 2nd ed., (Tandridge District Council, 1985), p. 19.

4.4 Nineteenth Century

4.4.1 The earliest image of the Limpsfield Village is a drawing by John Hassell which shows the west side of the High Street as it appeared in 1825. Notable inclusions in this drawing are the White House and Redfern which date from the late 18th and early 19th centuries respectively. The image shows that the west side of the High Street had an almost continuous frontage at this time. A bank in the road indicates the position of paving, but there is insufficient detail to confirm whether this was ironstone. Further drawings of Limpsfield Village by Hassell show St Peter's Church, The Old Rectory and Old Court Cottage.

4.4.2 From the early to mid-19th century a small number of buildings were constructed with slate roofs in the village including Chapel Cottage, Keelers and the Limpsfield Bookshop. Slate was also used for the Girls and Infants School to the north of the village when this was built in 1832. However, this was not continued throughout the century as evident from the Boys School on Titsey Road (1860s) and the Church of England School (1872) which both have clay tile roofs. All three of these buildings are historically significant for the village.

Percy, Kay, *Limpsfield Explored: A Guide to the Village and Conservation Area*, (Tandridge District Council, 1975), p.22.

Peter Gray and Kay Percy are inconsistent in how they refer to Pebble Hill House. The earlier work suggests it is 1776 and there were objections from the Commoners. The later work suggests it was built 1785 for John Gale and that interpretation is used here.

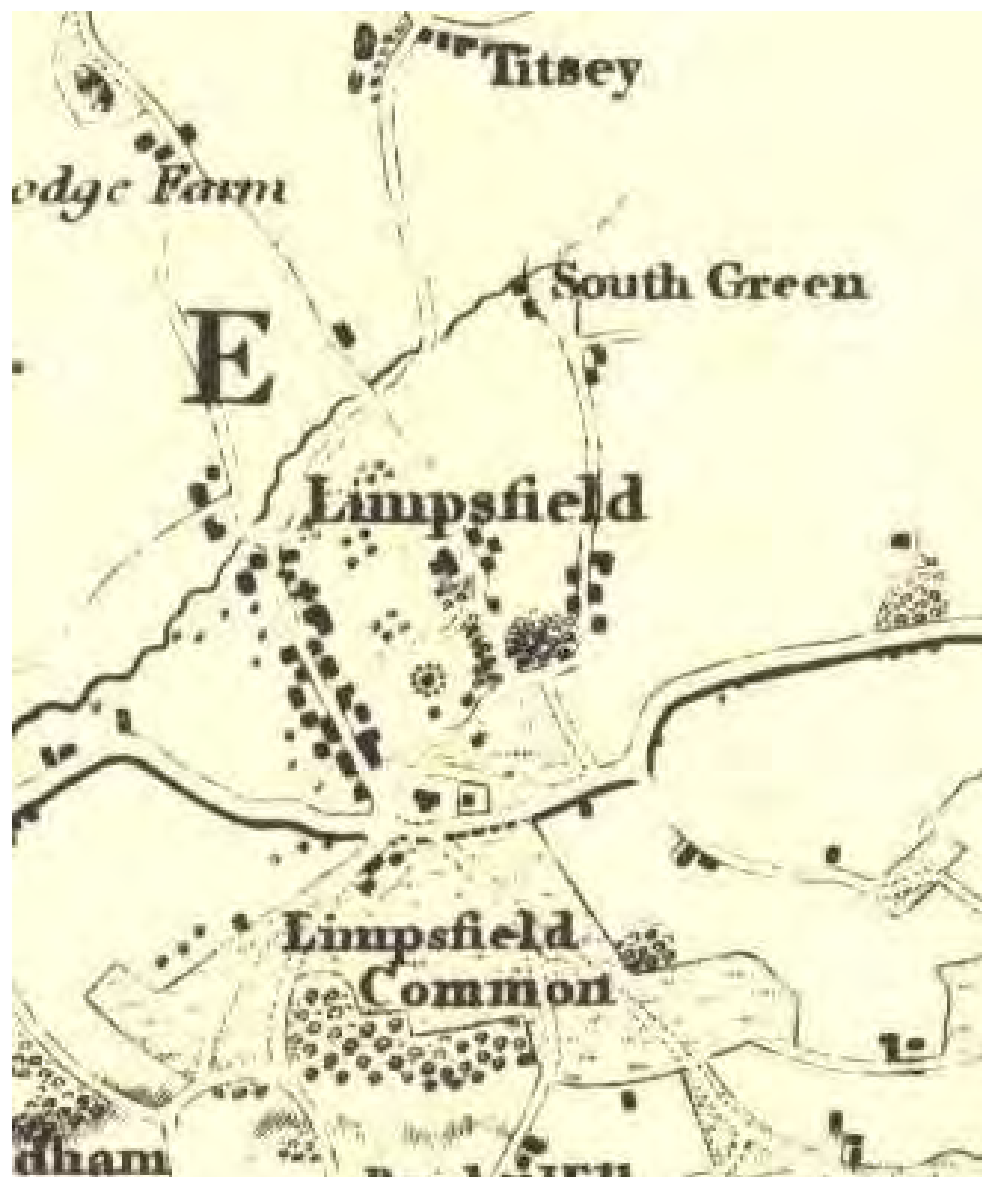


Figure 5: Extract from the 1793 Lindley and Crosley map of Surrey showing Limpsfield Village and its environs.



Figure 6: Extract from the 1823 Greenwood map of Surrey showing Limpsfield Village.



Figure 7: Drawing by John Hassell showing Limpsfield High Street in 1825.

4.4.3 The 1841 tithe map shows that by the middle of the century the roads of Limpsfield Village had largely taken on their current layout. As the rector of the Parish had not exercised his right to collect tithes from certain cottages in Limpsfield prior to the map being produced, these properties are absent from the map but their plots still shown.

4.4.4 The 1869 Ordnance Survey (OS) map is the first detailed map showing the layout of buildings in the village. Significant sites shown include the Post Office, Smithy and the milepost opposite St Peter's Church. Shown for the first time are also a set of sandstone cottages on Titsey Road which were built in the 1850s. Additional cottages were built on this road in the late 19th century.



Figure 8: Tithe map (1841) showing Limpsfield Village Conservation Area.

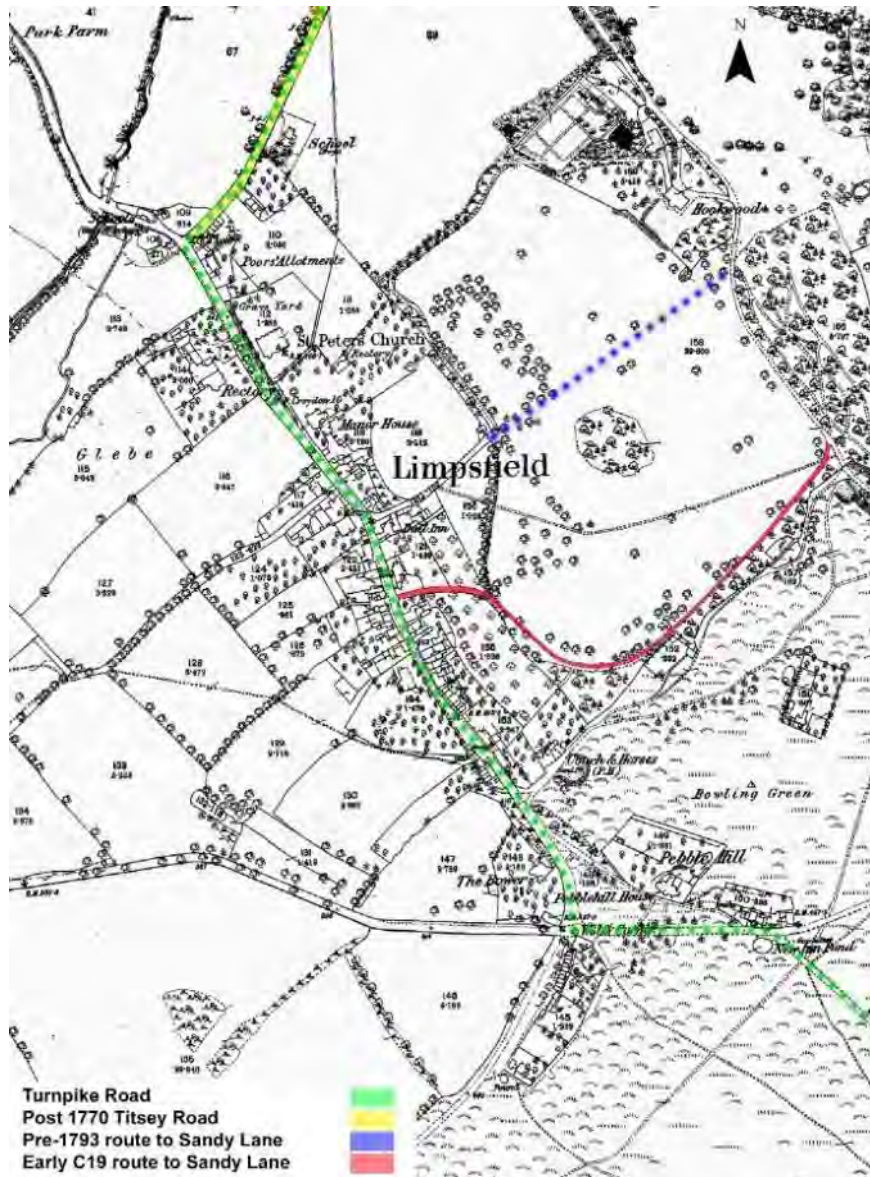


Figure 9: 1869 Ordnance Survey map showing Limpsfield Village and key changes to the road network over time.

4.4.5 A copy of the OS map held by the Parish Council shows that many of the buildings on the High Street had either a residential or commercial use at this time. Notable exceptions include the sawmill on Titsey Road, Brasier & Son Builders and Bakers the Wheelwrights. Prior to its demolition in the 1920s, the Wheelwrights was still thatched in keeping with other agricultural buildings in the county.

4.4.6 During the 19th century, shopfronts were added to existing buildings and purpose-built shops were constructed on the High Street including Limpsfield Bookshop, Kiwi House and Wickhams Stores. These would have been accessed via the pavement shown on the 1869 OS map, which was likely constructed of ironstone. This appears to be present in one of the very earliest photographs of Limpsfield High Street taken by the Hyslop-Maxwell family in February 1895. By May 1902 this paving was replaced by the current scheme.

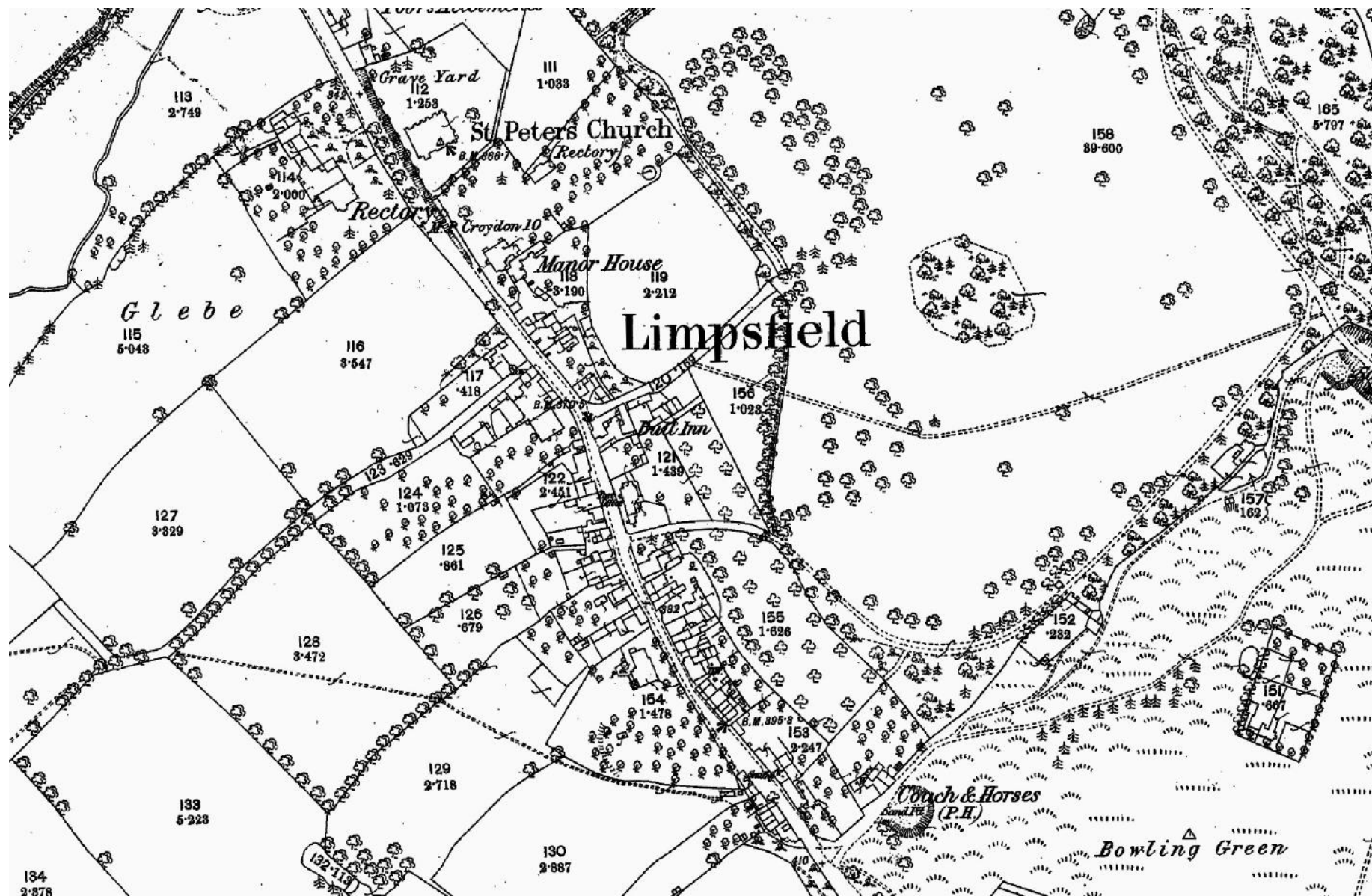


Figure 10: 1869 Ordnance Survey map showing original paving on Limpsfield High Street (dotted lines), mile post, Post Office and Smithy.



Figure 11: 1895 photograph showing Limpsfield High Street. On the left ironstone paving can be seen.¹⁰

¹⁰ Hyslop, Polly, *Limpsfield*, (February 1895) Available at: Dumfries and Galloway Archives, <http://hyslopmaxwell.com/places>, [accessed 8th January 2021].



Figure 12: Early 20th century photograph showing Bakers the Wheelwrights on Limpsfield High Street with its thatched roof.¹¹

¹¹ Shepherd, S.H, *High Street, Limpsfield*, (early 20th century), Woking: Surrey History Centre. PH/96/21. Copyright of Surrey History Centre.

4.5 Railway Development and Twentieth Century

4.5.1 On the 10th March 1884, railway services started at Oxted and Limpsfield railway station. As can be seen in the 1895 OS map the impact on Limpsfield was initially limited owing to the distance from the village to the station. However, by 1910 significant development had occurred on Detillens and Bluehouse Lanes which caused Limpsfield Village to be affected by urban sprawl. This harmed its character as a distinct settlement from Oxted. While many of the houses built on these roads are of a high quality, their scale, plot size and relationship with one another mean they are not reflective of the qualities which make Limpsfield Village of special interest.

4.5.2 During this time small scale development took place within Limpsfield Village. Much of this was in the Arts and Crafts style with faux timber framing, including Berry House and 18-28 Titsey Road. Stonewalls on Wolf's Row was a notable exception to this and was completed in 1901 on the site of the former Limpsfield workhouse. The construction of Limpsfield Lawn Tennis Club also took place at this time and eventually incorporated the historic gardens from Detillens Cottages.

4.5.3 Recognition of Limpsfield's character meant that few significant buildings were lost in the village during the remainder of the 20th century. The exception to this was the demolition of the Plumbers Arms on Westerham Road in early 1970s as part of a road widening scheme. Westerham Road is a now major arterial road which splits Wolf's Row from the remainder of the village.

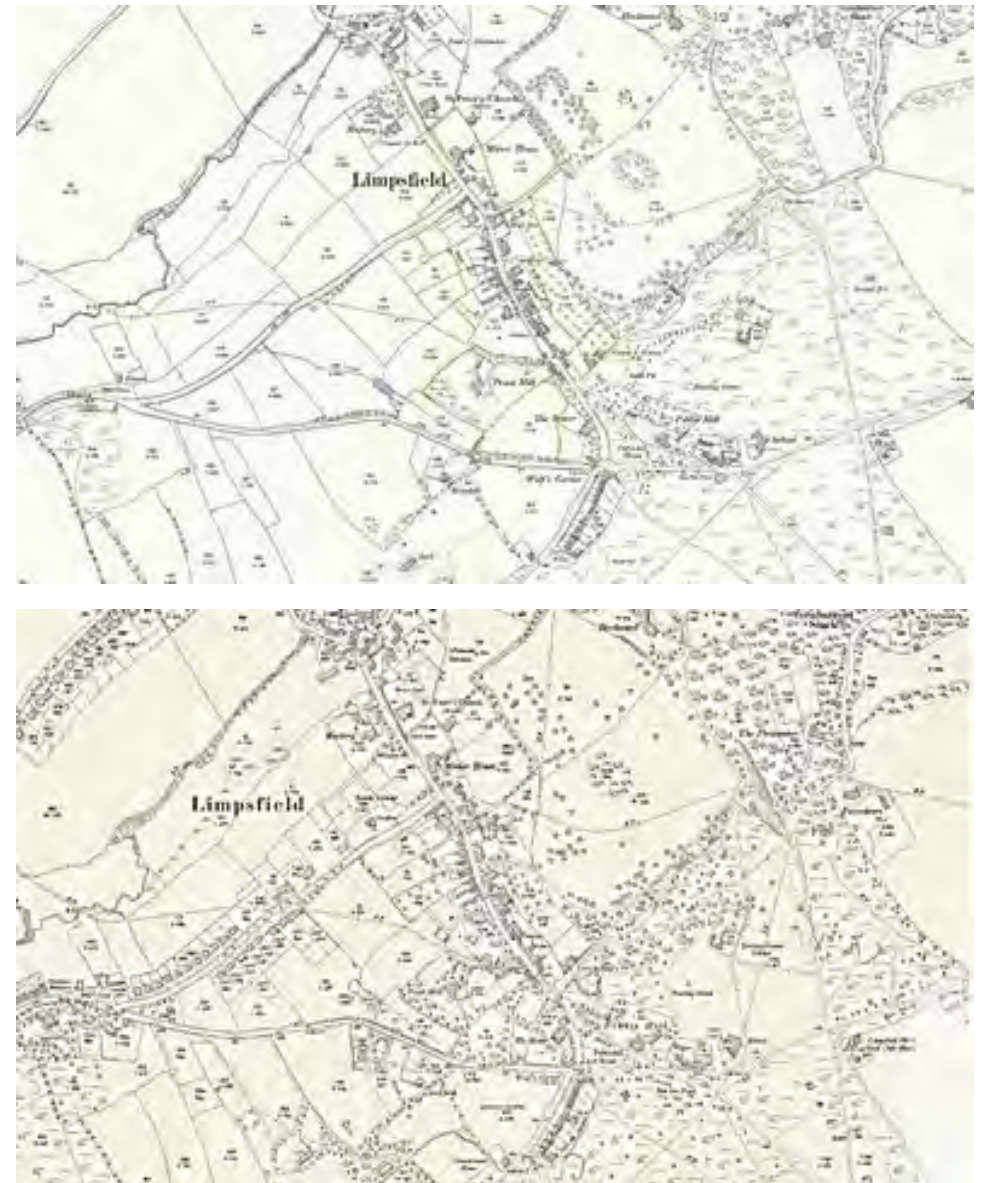


Figure 13: OS maps from 1895 and 1910 showing development taking place between 'New Oxted' and Limpsfield.

4.5.4 Following the Second World War development continued to take place within the village. Ten houses were constructed in Sylvan Close in 1955. Slightly earlier, Hookwood Bungalows were constructed by Godstone Rural Council in 1953 to provide sheltered accommodation. The design of the bungalows paid close attention to traditional building materials in the village as well as the wider landscaping of Hookwood. Further development took place on Hookwood Park in the 1960s and 1970s which predominantly consisted of properties in spacious plots.



Figure 14: Photograph of the Plumbers Arms taken 13th June 1969 before demolition.¹²

¹² D Yellan, County Planning Department, *The Plumbers Arms (portion 17th c.)*, (27th June 1969), Woking: Surrey History Centre. CC1101/3/96/16, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

4.5.5 The most notable development from this period is Stanhopes, in the grounds of the former Manor House School. The development was designed to create a pleasing contemporary environment that reflected its historic setting and included provision for a village green. The estate was constructed during the 1970s and 1980s and pays strong attention to materials, roof forms and the scale of buildings within the village.



Figure 15: Photograph of Manor House School taken September 1969 before demolition.¹³

¹³ D Yellan, County Planning Department, *The Manor House, High Street, 18c. with 19c. additions*, (30th September 1969), Woking: Surrey History Centre. CC1101/3/96/306, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

5. Location and General Character

5.1 Location

5.1.1 Limpsfield is a village in northeast Surrey, situated between Westerham 2.4 miles (3.87 km) to the east and Oxted 0.8 miles (1.3 km) to the west. Land to the north and south of Limpsfield Village is undeveloped and comprises of the Titsey Estate and Limpsfield Common which gives the area its attractive open landscape setting. To the east is the former Hookwood estate which was sold off for low density housing in the 20th century to maintain its parkland setting.



Figure 16: Map showing the location of Limpsfield Village Conservation Area.

5.2 Existing Boundaries and Approaches

5.2.1 The Conservation Area follows a linear designation running from the southeast to the northwest and is centred on the High Street. The southern end of the Conservation Area is located around Pebble Hill which forms part of Limpsfield Common. This has a mixture of open heathland as well as a wooded area typical of the Greensand Hills. The wooded area forms the main approach from the south where it recedes dramatically to reveal the cottages on the edge of Limpsfield Common.



Figure 17: The southern boundary to the Conservation Area

5.2.2 The designation then crosses Westerham Road (A25) and follows the High Street along a narrow, inclined road which winds its way through the village where the historic urban character of the area can be best appreciated. The end of the High Street's commercial centre is well defined by a set of brick paviours and Detillens Cottages.

5.2.3 The Conservation Area is approached from the west along Detillens Lane which features large houses in spacious plots set out in a fairly regular pattern. These juxtapose with the plot pattern, scale and materials of Detillens Cottages which are set hard against the road. The planting along the boundary of Limpsfield Lawn and Tennis Club helps separate the Limpsfield Village from modern development.

5.2.4 Approaches to the Conservation Area from Limpsfield Common to the east consist of rustic footpaths and bridleways which reveal the historic rural character of the village. In contrast to these is Hookwood Park which was set out as part of a formal designed garden landscape in the 19th century and has sweeping curves which take it along the edge of the parkland. Historic building plots form the western boundary of the Conservation Area along the High Street.



Figure 18: The sweeping curves of Hookwood Park form one of the eastern approaches to the Conservation Area.

5.2.5 North of the junction with Detillens Lane, the road widens and passes St Peter's Church and residential properties set back from the main road, including The Old Rectory and The Manor House. In the historic grounds of the latter is a late 20th century estate which incorporates Stanhopes Village Green.

5.2.6 To the northwest the road continues down Bluehouse Lane where the Conservation Area boundary is well defined by the River Eden after which modern post-railway development becomes prevalent. To the northeast the High Street becomes Titsey Road, on one side of which are meadows and on the other are larger dwellings including Old Court Cottage and the former Boys School. The approach to the Conservation Area along Titsey Road encompasses views of open fields and further meadows.



Figure 19: The well-defined northern boundary of the Conservation Area with post-railway development in the background.

5.3 Topography

5.3.1 The topography of Limpsfield Village forms a key part of its character and appearance. At the southern end of the Conservation Area the ground rises steadily from the southwest along Wolf's Row and Westerham Road to form Pebble Hill. This summit provides impressive views of the North Downs.

5.3.2 From this point, the ground level declines steeply to the northwest until it reaches the River Eden. Development along the High Street largely follows the contours of the land, which allows the topography to be appreciated. The Old Rectory, St Peter's Church and Rose Cottage are exceptions to this trend and are on much higher ground, suggesting the road at the northern end of the village was lowered at some point during its history, possibly as part of the turnpike.



Figure 20: Wall with Greensand stone and ironstone typical of Limpsfield Village.

5.4 Geology

5.4.1 Limpsfield lies on Folkestone formation geology which predominantly consists of sands, weakly cemented sandstone and ironstone. Ironstone is widely used as a material for buildings and paving in Limpsfield. Ironstone paving makes a particularly strong contribution to the distinctive appearance of the village.

5.4.2 To the south is the Lower Greensand Hythe formation, which was likely the source of building stone for the village. This typically has a pale green or grey appearance and can be found on buildings such as Detillens Cottages, St Peter's Church and Gallets as well as in various boundary walls throughout the village.

5.5 Open Spaces

5.5.1 Limpsfield is fortunate to have a number of high-quality open spaces in and around the Conservation Area. These include Limpsfield Common, the Titsey Estate and those designated as Local Green Spaces under Neighbourhood Plan (2019) policy LNP7. Open spaces around the Conservation Area give the village its open landscape setting while also forming a key part of recreational activities.

5.5.2 The most historic open space within the Conservation Area is St Peter's Churchyard. Key features include its churchyard layout, mature trees and seating.

5.5.3 Other green spaces created as part of recent developments include the communal garden at Hookwood Bungalows and Stanhopes Village Green which are maintained by the Parish Council and Stanhopes residents respectively.



Figure 21: Stanhopes Village Green makes a positive contribution to the character and appearance of the Conservation Area.

5.6 Trees and Planting

5.6.1 Trees form an important part of the Conservation Area and provide the village with much of its green and leafy character. Key belts of trees are identified within the character area appraisals.

5.6.2 Limpsfield is fortunate to have volunteer led planting schemes which are managed by Limpsfield in Bloom and local residents. These schemes make a strong contribution to the area's character and appearance. Residents' gardens and hanging flower baskets in the village also form an important part of the area's overall character.



Figure 22: The pine trees by St Peter's Church make a particularly strong contribution to the character of the Conservation Area.

5.7 Setting

5.7.1 The setting of Limpsfield Village Conservation Area comprises of the North Downs, Titsey Estate and Limpsfield Common, all of which demonstrate the village's historic connection with the surrounding rural landscape. Views to and approaches along these aspects should be considered important to the setting of the village.

5.7.2 Hookwood Park contributes to the setting of the Conservation Area owing to its landscape character and tree cover which demonstrates the historic development of the parkland. This character is still evident owing to the large plot size of many of the houses.

5.7.3 Urban sprawl from the west has had a negative impact on Limpsfield Village by preventing it from being interpreted as a distinct

settlement from Oxted. The use of open spaces for recreation including the Limpsfield Lawn and Tennis Club and Glebe Meadow has prevented any further serious harm to the setting of the Conservation Area.



Figure 23: The tree screening and open space of Limpsfield Lawn and Tennis Club help separate the Village from modern housing and should be retained to prevent the impact of urban sprawl.

5.8 Important Views

5.8.1 Particular views within the Conservation Area allow the character, appearance and wider setting of Limpsfield Village to be appreciated. Figure 24 shows the key views within the Conservation Area (marked in red). This does not mean that other views within the Conservation Area are unimportant, only that those highlighted below are the most significant. Views are not necessarily static and can be kinetic, changing as one moves from one point to another.

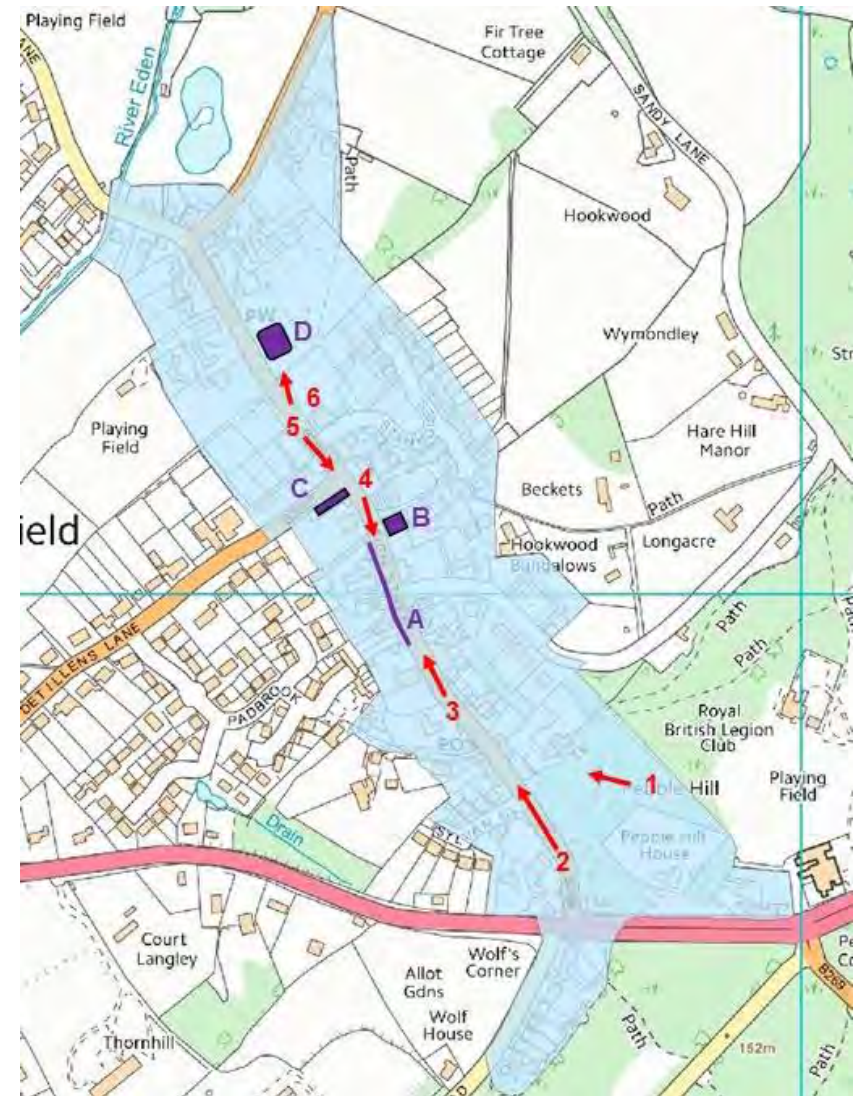


Figure 24: Key views (numbered) and landmark buildings (lettered) within Limpsfield Village Conservation Area.

5.8.2 View 1: Pebble Hill

- View from Pebble Hill looking over Limpsfield Village. This 'postcard view' includes the layout of the village, its traditional roof forms, the varied heights of buildings, trees and foliage as well as the North Downs which form a backdrop to the village. At the time of writing the view is obscured by invasive plants



Figure 25: View of Limpsfield from Pebble Hill which is currently being obscured by invasive plants.

5.8.3 View 2: Upper High Street (North)

- Kinetic view heading north along the High Street from the Westerham Road junction to Miles House. This view demonstrates the dramatic backdrop of The North Downs which forms an important part of the Conservation Area's setting. This becomes clearer moving down the High Street.



Figure 26: View from the High Street looking toward the North Downs.

5.8.4 View 3: High Street (North)

- This view provides an appreciation of the almost continuous frontage on the west side of the High Street as well as the winding nature of the road demonstrating the historic development of the village. The North Downs form a backdrop to the view and contributes to the setting of the Conservation Area.



Figure 27: View down the High Street looking north.

5.8.5 View 4: High Street (South)

- This is a kinetic view heading south along the High Street from Miles House to Wickhams Stores. As with the north view, the south view allows for an appreciation of the frontage on the west side of the High Street and winding nature of the road. The view also incorporates the topography of the High Street descending from Pebble Hill.



Figure 28: View looking up the High Street from the south.

5.8.6 View 5: Detillens Cottages and The Bull Inn

- View of Detillens Cottages in the foreground and The Bull Inn in the distance. This view allows for an appreciation of two landmark buildings within Limpsfield Village as well as the narrowing of the High Street. The view demonstrates the vernacular character of the area through two 17th century buildings as well as the historic street pattern of Limpsfield Village.



Figure 29: View of Detillens Cottages and The Bull Inn.

5.8.7 View 6: St Peter's Church

- View from Limpsfield High Street toward St Peter's Church. This view allows the landmark building of St Peter's Church to be appreciated along with its ironstone paving, lychgate and wider open setting. The pine trees form an important part of this view.



Figure 30: View of St Peter's Church from the High Street.

5.9 Landmark Buildings

5.9.1 Figure 24 also highlights a number of landmark buildings (purple). Landmark buildings are those which clearly stand out as part of views within the Conservation Area but are not necessarily the most historically important buildings. As a small settlement, there are few landmark buildings within Limpsfield Village but there are key frontages, such as the west side of the High Street.

5.9.2 Landmark Frontage A: West side of Limpsfield High Street

- Frontage of buildings from Burstow to Miles House on the west side of the High Street (in View 3). This frontage demonstrates various aspects of Limpsfield's special interest including its medieval plots, 17th and 18th century prosperity, use of vernacular materials and 19th century commercial development.

5.9.3 Landmark Building B: The Bull Inn

- The Bull Inn (Figure 32) features prominently in the 1825 Hassell painting of the village and forms a significant focal point owing to the way it protrudes out into the road and its two and a half storey height. The building forms part of key views looking south and incorporates vernacular materials.

5.9.4 Landmark Building C: Detillens Cottages

- Detillens Cottages (Figure 33) are a focal point within the village owing to their vernacular qualities. These include exposed timber framing, scale, positioning, varied ridge heights, traditional roof form, diamond pane glazed lights and rubblestone plinth. The cottages mark the beginning of the historic core of the High Street.

5.9.5 Landmark Building D: St Peter's Church

- St Peter's Church is a prominent landmark within the village owing to its height, use of traditional materials and its distinctive tower. The church marks the late 12th century core of the village and has strong visibility owing to its location adjacent to the High Street and its elevated position.



Figure 31: Photograph showing some of the buildings which form part of Landmark Frontage A and View 3.



Figure 32: Landmark Building B The Bull Inn.



Figure 34: Landmark Building D St Peter's Church.



Figure 33: Landmark Building C Detillens Cottages.



Figure 35: Landmark Building D St Peter's Church.

6. Character Areas

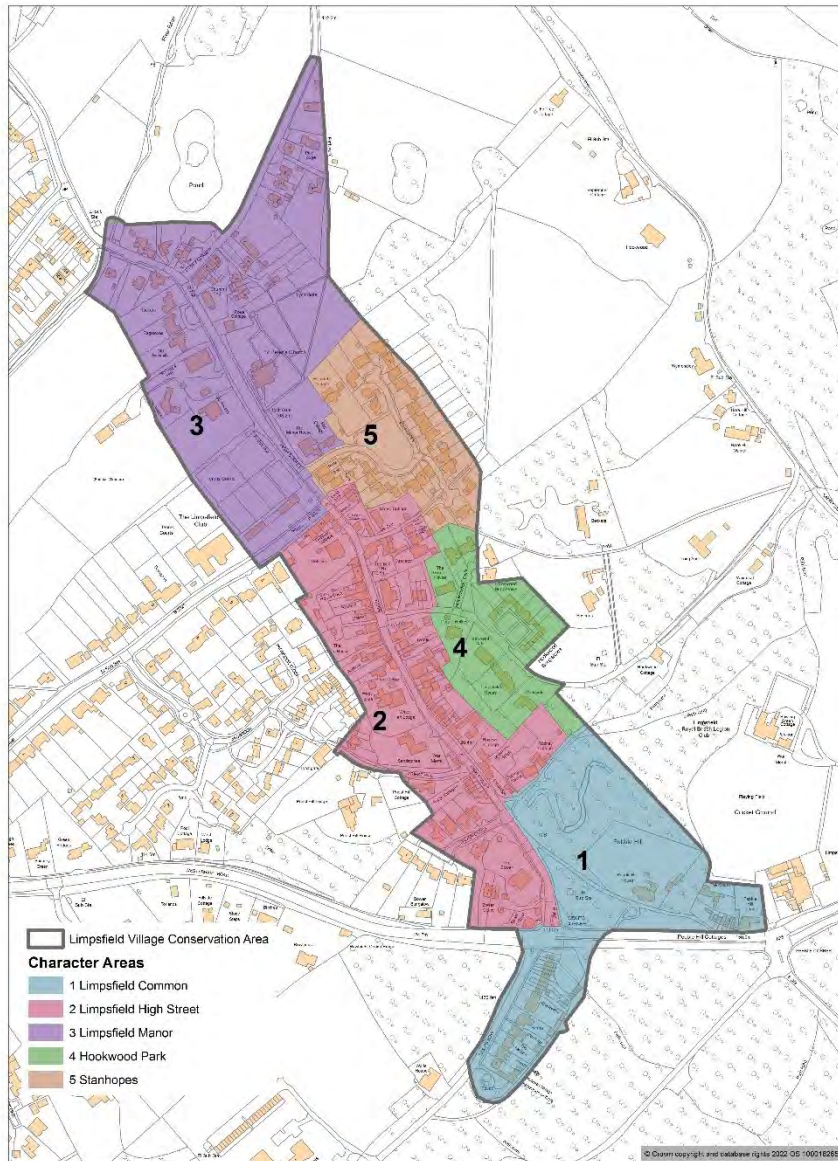


Figure 36: Map showing Character Areas in Limpsfield Village

6.1 Limpsfield Common

Key Positive Attributes:

- The traditional appearance of the cottages on Wolf's Row and Pebble Hill, including their layout on the edge of Limpsfield Common, use of materials and scale.
- The consistency in fenestration and doors on Wolfs Row cottages.
- Stonewalls, the Church of England School and Pebble Hill House as impressive buildings in a range of architectural styles.
- Woodland setting identifying the extent of Limpsfield Common.
- Stone boundary walls and ironstone paving.

6.1.1 The Limpsfield Common character area predominantly consists of two rows of terraced cottages on Wolf's Row and Westerham Road (Pebble Hill). The cottages are almost all two storeys in narrow plots and are constructed in local stone with steeply pitched clay tile roofs. The layout of these dwellings is indicative of their historic interest as edge of common development. The Pound at the southern end of Wolf's Row reinforces this character and forms the southern boundary of the Conservation Area.

6.1.2 The consistency in timber casement and sash windows on Wolf's Row greatly contributes to the overall character of these dwellings as do the historic ledged and battened front doors. As a result, Numbers 6 and 7 Wolf's Row are Grade II listed and numbers 1-5 and 8-10 are locally listed owing to the group character of these buildings.



Figure 37: Wolf's Row Cottages which feature a number of traditional details including fenestration and doors.

6.1.3 Pebble Hill Cottages also share a range of features including painted stonework and tile hung upper storeys. A number of these also have ironstone paths which are worthy of preservation. There is some inconsistency between pairs of cottages in terms of windows, doors and porches.

6.1.4 By comparison to traditional timber windows, Stonewalls and The Church of England School have impressive stone mullion windows inspired by interest in vernacular and Gothic buildings in the late 19th century. Both buildings are high quality and feature elements which reinforce the character and appearance of the Conservation Area including masonry and clay tile roofs. The Church of England School forms the boundary of the settlement to the east of the village.

6.1.5 Almost all the buildings in the Limpsfield Common character area have attractive boundary walls which make use of local stone. Pebble Hill House is a notable exception and has ironwork railings which identify its status as a grand late 18th century building.

6.1.6 A set of late 19th century villas toward the end of Wolf's Row do not make a positive contribution to the Conservation Area owing to their height and use of cement render. However, these are not harmful to the Conservation Area as a whole.

6.1.7 Limpsfield Common forms the setting of the character area and comprises of both a clearing and woodland. This reveals the historic development of the area by contextualising the location of dwellings on the edge of common land.

6.1.8 The woodland area which encompasses the bridleway leading from the High Street to Sandy Lane gives much of the village its green and leafy appearance. The trees which obscure the electricity substation on Pebble Hill also have a positive impact as do the flower troughs on the corner with Westerham Road.

6.1.9 The busy A25 Westerham Road causes harm to the character area by separating the cottages from the rest of the village through traffic, noise and limiting access across the road.

6.2 Limpsfield High Street

Key Positive Attributes:

- Narrow building plots as evidence of Limpsfield Village as a planned medieval settlement.
- The contrast between medieval hall houses and later buildings constructed hard against the High Street.
- The narrow and winding nature of the High Street indicating the historic development of the village.
- The traditional appearance of all buildings on the High Street including height, modest scale, roof form and use of materials.
- Historic range of windows, doors and porches.
- Ironstone paving and stone boundary walls.
- Shopfronts, hanging signs and streetlights.
- Late 19th century paving scheme.
- Frontage of Burstow to Miles House, The Bull Inn and Detillens Cottages.

6.2.1 The Limpsfield High Street character area consists of the historic core of the village which is characterised by the narrow building plots and the near continuous frontage along the High Street. The High Street twists its way through this part of the village in response to the contours of the land. Building plots reveal the historic interest of the Conservation Area as a planned medieval settlement. Owing to their age and architectural interest, most of the buildings on the High Street are listed.

6.2.2 Key aspects of the plot pattern include the medieval hall houses set back from the road and their contrast with the 17th and 18th century dwellings pressed tight against the pavement. This forms a vital part of character and appearance of the Conservation Area as does the

legibility of the medieval plots and the slender access paths, many of which are paved with ironstone.

6.2.3 Most buildings within the character area do not exceed two storeys, although there are a small number of two and a half storey buildings. This variance in ridge height and modest scale contributes to the character and appearance of the area. No building exceeds the scale of The Manor House, the dominance of which is important to understanding the historic development of the area.



Figure 38: Vernacular features on a house on the High Street

6.2.4 Almost all roofs within the character area have relatively steep pitches in keeping with the Surrey vernacular style. Roofs comprise of hipped gablet, hipped and gabled forms and occasionally include small scale dormer windows. The gambrel roof on The White House, while distinctive, is not characteristic of the local area. The majority of chimneys within Limpsfield Village are modest owing to the small

nature of many historic dwellings. With the exception of early 19th century buildings, all roofs in the character area are covered with clay tiles.

6.2.5 The High Street demonstrates an excellent range of vernacular building materials which contribute to the character and appearance of the Conservation Area. The most historic of these have exposed timber framing which is evident on buildings such as Old Court House and Detillens Cottages. The dragon post on Miles House is a particularly notable feature. Occasionally timber framing is clad with tile hanging.



Figure 39: Burstow is an example of an early 20th century Arts and Crafts style building on the High Street.

6.2.6 Exposed timber framing gradually fell out of favour in the 17th and early 18th centuries as good quality timber became harder to find. Later Arts and Crafts style buildings such as Berry House and Burstow were inspired by these historic construction techniques and came back into fashion in the late 19th and early 20th century. These buildings also make a positive contribution to the character area.

6.2.7 Contemporary with timber framing is the use of stone. Stone within Limpsfield Village largely consists of Lower Greensand and ironstone and can be seen on buildings such as Galletts and Detillens Cottages. Galletting, which involves inserting small pieces of stone into wet mortar joints, makes a particularly important contribution to the character and appearance of walling. During the 19th century a lighter honey coloured stone was used in village and can be seen on The Old Bakery.



Figure 40: Ironstone paving and galletting on a property on the High Street.

6.2.8 From the 16th century onwards, brick became more widely available in Limpsfield and was used to replace wattle and daub infill, construct chimneys and reface medieval buildings such as Detillens and The Bower. From the late 17th century brick was used for new buildings with early examples including Vine Bank Cottage and Fern Cottage which have blue header brickwork. This decorative trend contributes to the character and appearance of the Conservation Area and can be seen on buildings dating to the mid-19th century such as Limpsfield Bookshop.



Figure 41: An example of blue header brickwork within the Conservation Area.

6.2.9 There is a great variety of traditional windows within the character area, which adds to the area's character and appearance. The earliest of these are leaded light windows which consist of a mix of diamond and square panes and can be seen on buildings such as the Blue Goblin and Detillens Cottages. These are largely in metal casements, although there are some timber examples. Other casement windows in the Conservation Area have timber glazing bars.

6.2.10 Timber sash windows are a common feature within the Conservation Area, particularly on buildings from the mid to late 18th century onwards. Sash windows have also been inserted into earlier buildings with notable examples being Vine Bank Cottage and Detillens.

6.2.11 While most windows on the High Street are traditional, there are a small number of uPVC top hung windows which are bulky, glossy and do not open in a traditional manner. These cause harm to the character and appearance of the Conservation Area.

6.2.12 High quality examples of gauged window arches can be found at Gallets and Redfern. Shutters feature on a small number of buildings within the Conservation Area including the White House and Chapel Cottage. New shutters should not be encouraged unless there is evidence of historic precedent.

6.2.13 The majority of entrances to properties on the High Street open directly onto a street, forecourt or garden and are not recessed. Where porches survive from the 17th to early 19th centuries these are predominantly flat roofed which is a common feature from this period. Later buildings have gabled porches. This differentiation is important and reveals the historic or architectural interest of a building.

6.2.14 Almost all doors within on the High Street are panelled or plank timber doors in keeping with the village setting. Stable style doors are not appropriate within this character area nor are uPVC or aluminium

units which would be visible from the highway. The majority of door surrounds and porches are simple, although there are some exceptions for grander buildings.

6.2.15 A small number of properties on the High Street have boundary walls which are mostly constructed from local stone. These make a positive contribution to the area and should be retained where possible. The railings outside Old Court House are out of character with the wider area but have significance as early surviving ironwork.



Figure 42: An example of a surviving boundary wall in the Conservation Area.

6.2.16 The High Street character area forms both the historic and current commercial centre of Limpsfield Village. Positive aspects include high quality shop frontages, hanging signs and cast iron lantern streetlights which demonstrate the area's commercial history.



Figure 43: The railings outside Old Court House.



Figure 44: Examples of cast iron streetlight and hanging signs.

6.2.17 The paving on Limpsfield High Street positively contributes to the character and appearance of the area. Historically this consisted of ironstone but was replaced at the end of the 19th century with brick paviours, many of which are still in place. These paviours follow the outline of the historic commercial centre of Limpsfield. Any new sections of paving should be given careful thought as this could lead to the loss of character which reveals information about the development of public realm in the village.

6.2.18 Historic photographs show the kerbstones introduced at this time were wide sections of sandstone, examples of which can be seen by Jessamine Cottage and Sandridge. Most of these have now been replaced with smaller sections of sandstone, granite and cement. Sandstone is the most appropriate material as it is geologically local and can also be found as setts or cobbles for crossovers with driveways and access paths on the High Street.



Figure 45: Historic wide sections of sandstone paving with brick paviours.



Figure 46: Replacement sandstone kerbstones with a mix of original and replacement brick paviours.

6.2.19 The war memorial on the Memorial Stores makes a positive contribution to the Conservation Area as it reveals information about the sacrifices made by Limpsfield residents during both the World Wars.

6.2.20 The planting schemes set out by residents and Limpsfield in Bloom also make a positive contribution to the character and appearance of the High Street.

6.3 Limpsfield Manor

Key Positive Attributes:

- Buildings set back in spacious plots in contrast to the High Street.
- Use of traditional materials including Horsham Stone and ironstone paving especially at St Peter's Church.
- Old Court Cottage, The Manor House and The Old Rectory as impressive buildings in a range of architectural styles.
- Victorian and early 20th century development including stone and Arts and Crafts buildings.
- Stone boundary walls and brick boundary wall at The Manor House.
- Tree belts including the pine trees at St Peter's Church.
- Open rural setting and well defined boundaries.

6.3.1 The Limpsfield Manor character area consists of the 12th century core of the village. The majority of buildings are detached buildings set in spacious plots in contrast to the planned medieval development to the south. Here the road is much wider than the High Street. Ensuring that plots remain spacious and any new buildings are not tight to the pavement and are of a reasonable scale is key for maintaining the character of this area.

6.3.2 St Peter's Church dominates the character area and contributes strongly to the distinctive appearance of the Conservation Area. In addition to the form, scale and window tracery which indicates its 12th century date, the church and its retaining wall are constructed in Lower Greensand stone and ironstone. The Horsham Stone roof on the church is a particularly rare and a notable part of its design revealing its historic interest. Other aspects which make a positive contribution are its lychgate and ironstone paving leading to the churchyard.



Figure 47: House of a modest scale in Limpsfield Manor set in a spacious plot away from the road.

6.3.3 Old Court Cottage also makes a strong contribution to the character and appearance of the Conservation Area as evident from its exposed timber framing, steep pitched roof, impressive chimney stacks and its scale for a medieval building. The orientation of the building at right angles to Titsey Road is of interest as Old Court Cottage pre-dates the road by 600 years.

6.3.4 The most prominent dwelling within the character area is the Manor House owing to its proportions, spacious grounds, symmetrical appearance, brick boundary wall and Neo-classical porch which sets it apart from the other vernacular buildings in the Conservation Area. The Old Rectory is the only comparable building in terms of grandeur. The height and scale of other dwellings in the character area are much smaller and avoid challenging the prominence of these buildings.



Figure 48: The Manor House is a particularly prominent building in the Conservation Area and its brick boundary wall sets it apart from more traditional buildings.

6.3.5 While most buildings are set in spacious plots, the exceptions to this are two sets of terraced workers cottages on the corner of Titsey Road. The difference in height and scale between the two demonstrates their separate development. The fenestration on some of these dwellings has been replaced with modern uPVC units.

6.3.6 In addition to the terraced housing, Limpsfield Manor also contains the former Boys and Girls School which are indicative of the 19th century development of the village. Both of these buildings as well as the two dwellings on the corner of Titsey Road and the High Street are built in local stone which reinforces the character of the area.



Figure 49: Terraced workers cottages on Titsey Road.

6.3.7 The last phase in the development of the area is evident from a small number of Arts and Crafts style buildings. These make a positive contribution as a result of details such as eyebrow windows, flying wall plates and steep pitched roofs (see Figure 2).

6.3.8 While many of the properties in this area make a positive contribution to the Conservation Area there are a small number which make little reference to the design characteristics of the area and are noted in the Audit of Heritage Assets. The impact of these on the Conservation Area is relatively low. The Dorothy's Cottage site also has a harmful impact on the Conservation Area but has the potential to make a positive impact if sensitively restored.



Figure 50: The Dorothy's Cottage site.

6.3.9 Trees and hedges make a strong contribution to the character and appearance of area, particularly the pine trees by St Peter's Church and planting scheme on the opposite side of the High Street. The tree boundary with the Limpsfield Lawn and Tennis Club is particularly important as it hides the modern court fencing and separates the Conservation Area from modern housing.

6.3.10 Aspects of public realm which make a positive contribution to the character area are the phone box on the High Street and the 2007 cast iron sign by St Peter's Church. Stone boundary walls also make a positive contribution the character and appearance of the area.

6.3.11 The boundary on Bluehouse Lane is well formed by railway era housing which does not reflect the character of the Conservation Area. On Titsey Road the surrounding open landscape defines the edge of the settlement.

6.4 Hookwood Park

Key Positive Attributes:

- Parkland landscape setting.
- Winding footpath on the edge of Limpsfield Common.
- Communal garden at Hookwood Bungalows.
- The oak tree at Hookwood Oak.

6.4.1 The significance of the Hookwood Park character area lies largely in its landscape as evidence of the wider parkland. The winding nature of the footpath leading toward the edge of Limpsfield Common and up to Sandy Lane is particularly characterful as is the tree coverage, contours of the land and large plots which allow the landscape to be appreciated. The large oak tree at Hookwood Oak is makes a strong contribution to the character of the area.



Figure 51: The oak tree at Hookwood Oak.

6.4.2 The boundaries to the majority of properties consist of hedges which are in keeping with the parkland appearance of the character area. The communal garden of Hookwood bungalows also makes a positive contribution revealing the historic open appearance of the site.

6.4.3 The buildings on Hookwood Park all date from the mid to late 20th century and make either a neutral or detracting impact on the Conservation Area. While many of these buildings have good designs in their own right, some do not reflect the character and appearance of the Conservation Area. On the whole the impact of these on the Conservation Area is relatively low.



Figure 52: Hookwood Bungalows set within the wider Hookwood Park landscape setting.

6.5 Stanhopes

Key Positive Attributes:

- Reference to traditional scale, materials, and layout from Limpsfield Village.
- Homogeneity of design and appearance of houses.
- Stanhopes Village Green.
- Views of wider setting.
- Planting schemes.

6.5.1 Stanhopes forms part of the historic grounds of the Manor House and was converted into a housing estate in the late 1970s and early 1980s. As part of the construction of this estate new houses used many features which refer back to the village. This includes the use of brick, tile hanging and weatherboarding as materials and similar roof forms, scale, heights and layout in terms of design. The homogeneity to the design of the area contributes to its character and appearance.

6.5.2 Stanhopes includes Stanhopes Village Green which makes a positive contribution to the Conservation Area as an open space. The Green also provides views out toward the North Downs and Oxted which contributes to the setting of the Conservation Area.

6.5.3 The cast iron lantern streetlights around the Green also enhance the appearance of the area as do the range of planting schemes.



Figure 53: Stanhopes Village Green and its wider setting



Figure 54: Planting scheme at Stanhopes.



Figure 55: New houses created as part of Stanhopes which blend into the Conservation Area through the use of traditional materials, roof forms, scale, height and layout.

7. Audit of Heritage Assets and Boundary Review

7.1 Audit of Heritage Assets

7.1.1 Limpsfield Village contains a range of buildings and structures which contribute to the character and appearance of the Conservation Area. Some of these heritage assets are recognised as being significant in their own right through nationally listed or locally listed status. However, not all buildings and structures meet the high threshold for national listed status. As a result, it is important to ensure that any heritage assets which do make a positive contribution to the area are recognised and efforts are made to preserve or enhance them as part of the development management process.

7.1.2 Other buildings in the Conservation Area may be identified as neutral or detracting. The identification of a heritage asset as detracting does not mean that it has a poor design or is not aesthetically pleasing in its own right. It is simply an identification that some of the design features of a building or structure are not in keeping with those which contribute to the character and appearance of the Conservation Area.

7.1.3 This assessment has been carried out as part of the following Audit of Heritage Assets. There are five categories:

7.1.4 Listed Buildings (Purple)

Listed buildings are buildings which have been identified as being of special architectural or historic interest and approved under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings or structures are assessed by Historic England for listing and designated at either Grade I (the highest), Grade II* or Grade II (the lowest). Such designation not only includes the principal building, but

also buildings within its curtilage built before July 1948.¹⁴ Works to all listed buildings (including their interior) may require Listed Building Consent.

7.1.5 Locally Listed Buildings (Blue)

Locally listed buildings are 'undesigned heritage assets' recognised as part of Tandridge District Council's *Buildings of Character* list. In the event of a planning application, the impact on a locally listed building must be assessed under the NPPF, policy DP20 of the TDC Local Plan Part 2 – Detailed Policies (2014) and policy LNP6 of the Limpsfield Neighbourhood Plan (2019). Locally listed buildings do not require listed building consent for alterations. Please note, at the time of publication the *Buildings of Character* list is under review and the map in Figure 56 may not show all locally listed buildings in Limpsfield Village Conservation Area.

7.1.6 Positive Buildings (Green)

Positive buildings and structures are those which demonstrate many of the features which contribute character and appearance of the Conservation Area. This may include their scale, form, use of materials, decorative details, spatial relationship, or features associated with the historical interest of the area or a notable architect or building contractor. Some of these buildings may be worthy of inclusion on the *Buildings of Character* list.

7.1.7 Neutral Buildings (Yellow)

Neutral buildings are those which have some design features which reflect the character and appearance of the Conservation Area but have other features which do not. For example, a building may have

¹⁴ Dorothy's Cottage is a curtilage listed building and is recorded as such in the audit. It is recognised that the site currently has a detracting impact on the Conservation Area but is

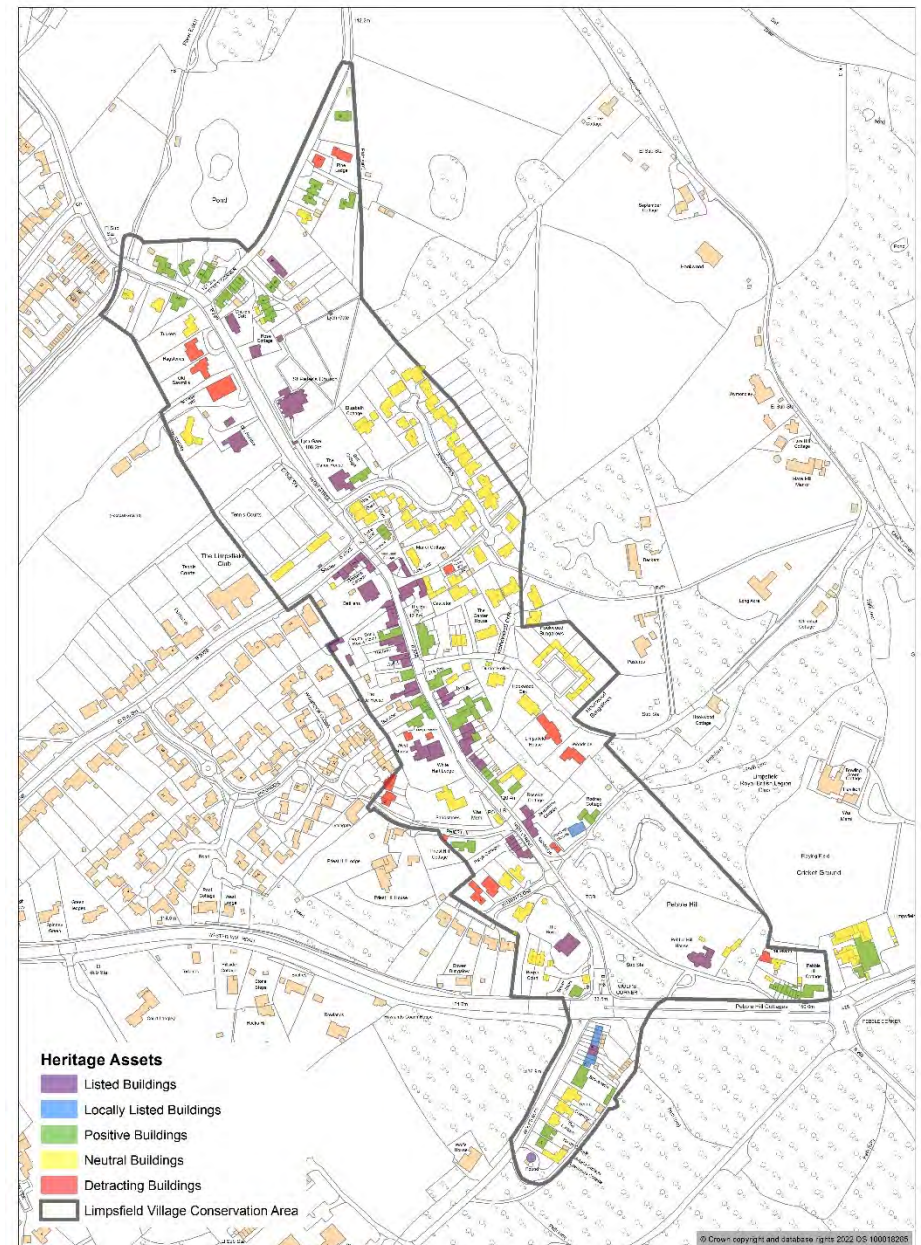
capable of making a positive impact should it be sympathetically restored and the site tidied up. This is examined in the management plan.

a traditional roof form and be constructed of appropriate brick but have poor detailing, a flat roof garage or not be of any historic interest.

7.1.8 Detracting Buildings (Red)

Detracting buildings are those which have few features that reflect the character and appearance of the area. They may be of too large a scale for the Conservation Area, use inappropriate materials or had their traditional appearance lost through extensions. This does not mean they are 'bad' buildings, but only that they do not reflect the character and appearance of the area.

Figure 56 (right): Map showing Audit of Heritage Assets



7.2 Boundary Review

7.2.1 It is a duty for a local planning authority from time to time to review the past designation of Conservation Areas and consider whether the boundaries are still relevant. As part of a review consideration should be given as to whether:

- the boundary was drawn too tightly.
- the boundary was drawn too loosely.
- areas still have a character and appearance which is worthy of preservation and enhancement.
- boundaries run around a space or plot to ensure a unified approach to management.

7.2.2 As part of the Appraisal a review has been carried out of all the existing boundaries in Limpsfield Village Conservation Area based on the above criteria. For each proposed change a justification has been provided based on one of the above criteria.

7.2.3 This document will need to be adopted by the Tandridge District Council Planning Policy Committee to confirm the boundary revisions. The section below functions as the designation report for the removal or addition of areas to Limpsfield Village Conservation Area.

7.2.4 It should be noted that this document also allows for a change in the name for the designation from 'Limpsfield Conservation Area' to 'Limpsfield Village Conservation Area'.

7.2.5 The following areas are proposed for **removal** from the Conservation Area:

a. 23-26 Padbrook

Justification: This site is currently designated as it formed part of the grounds for White Hart Lodge when the Conservation Area was first designated. The land has now been developed and its character and

appearance has been lost. As a result, the site does not reflect the character and appearance of the Conservation Area.

b. 3 and 4 Sylvan Close

Justification: Numbers 3 and 4 Sylvan Close are mid-20th century properties which cannot be seen from the High Street, the core of the Conservation Area, and they have been identified as detracting. It is clear that the boundary has been drawn too loosely.

7.2.6 The following areas are proposed for **addition** to the Conservation Area:

1. Limpsfield Church of England Infant School and The School House, Westerham Road

Justification: Limpsfield Church of England Infant School dates from 1872, before the arrival of the railways. The building has a high-quality design which makes use of vernacular materials. It is of high historic interest to the area as a local school. The building makes a positive contribution to the character and appearance of the area. In this instance the boundary has been drawn too tightly.

2. Garden, Priest Hill Cottage, Priest Hill

Justification: Priest Hill Cottage makes a positive contribution to the Conservation Area and was designated as part of the original 1972 assessment. However, not all of the garden was included, most likely in error as the plot boundary was not shown correctly on the map used for the assessment. The garden is proposed for inclusion to ensure there is a unified approach to the management of the plot.

3. Garden, White House, High Street

Justification: The White House was included as part of the original 1972 designation of the Conservation Area. A small section of garden

appears to have been missed off the original designation and should be included to ensure there is a unified approach to management of the plot.

4. 2, 3 and 4, Hookwood Corner

Justification: Numbers 1 – 4 Hookwood Corner form part of a small development built since the original designation of the Conservation Area. Parts of numbers 2, 3 and 4 are within the Conservation Area and other parts are not. As a whole they form a clear boundary for the Conservation Area and are worth including to ensure there is a unified approach to the management of the plot.

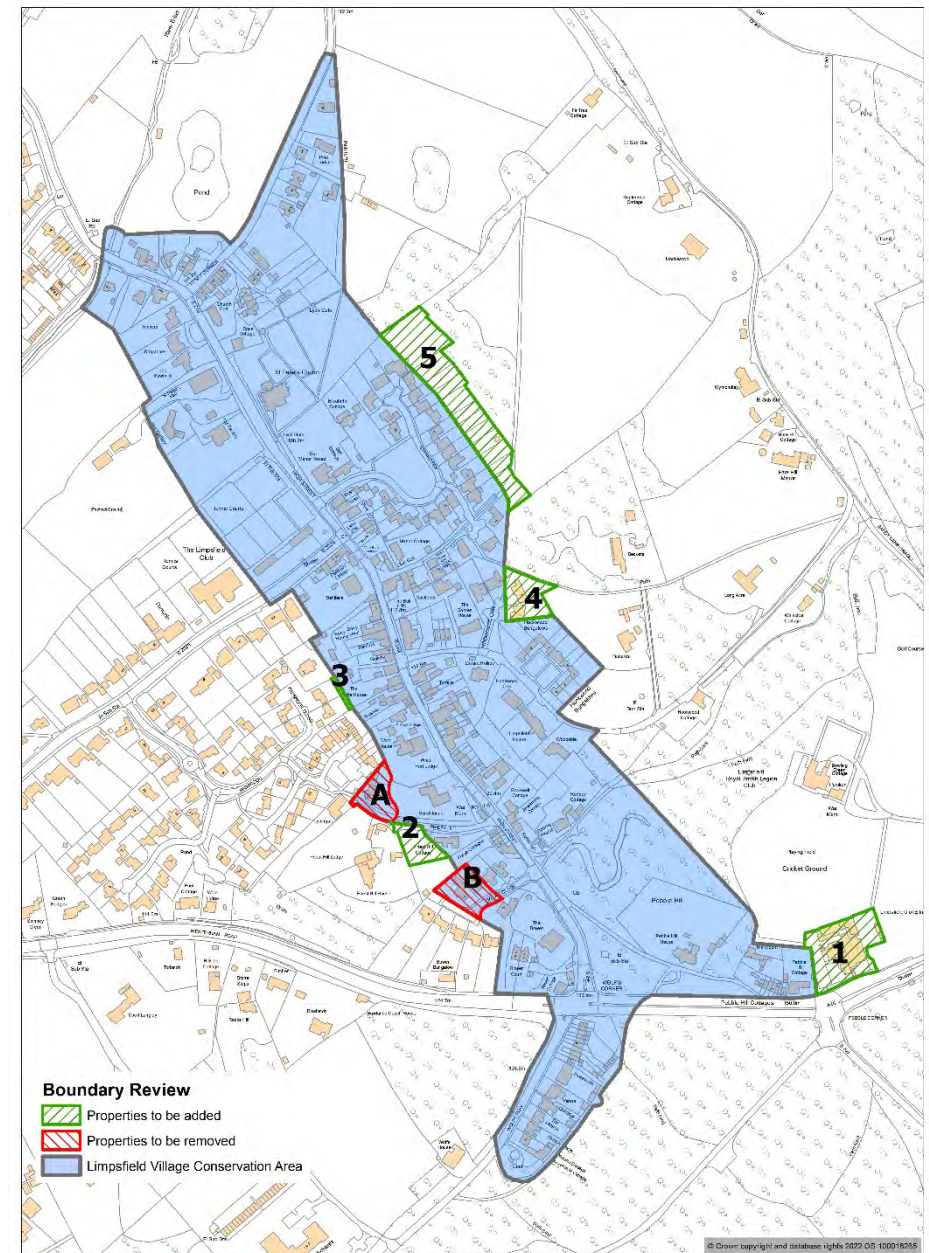
5. Gardens, 10 – 22, Stanhopes

Justification: Stanhopes was built after the original designation and incorporates both land from the Manor House (which was designated) and also land to the northeast which has been added to gardens. As a result, the original boundary is no longer visible. In order to ensure all of this space has a unified approach to management, it is proposed to include the remainder of the gardens to the northeast.

7.2.7 Other Areas

The suggestion has been made that the Conservation Area might be extended to incorporate parts of Detillens Lane. Notwithstanding the particular character of many of the houses, Detillens Lane does not form part of the historic core of the village and has more of a suburban character. It is therefore considered that it would not be appropriate to include the road within the Conservation Area. However, some of the houses may be considered for inclusion on the *Buildings of Character* list at a later date owing to their high quality.

Figure 57 (right): Map showing boundary review.



Management Plan



8. Management Plan Context

8.1 Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a duty of a planning authority to put forward measures for the preservation and enhancement of a Conservation Area. This Management Plan responds to that statutory duty and is based on the findings of the Appraisal as well as issues highlighted during the initial consultation held between October and November 2020. The Management Plan has four sections:

8.2 The first section recommends Schemes of Preservation and Enhancement which are designed to respond to issues and opportunities within the Conservation Area.

8.3 The second section lists additional control measures brought about by Conservation Area designation under The Town and Country Planning (General Permitted Development) (England) Order 2015. This is not an exhaustive list of every type of development which may or may not require planning permission as this is outside the remit of the Management Plan. Clarification on whether work requires planning permission can be sought formally from Tandridge District Council via a Certificate of Lawful Development.

8.4 The third section provides advice and guidance on development proposals within the Conservation Area. This advice is intended to help guide proposals to ensure they preserve or enhance the character and appearance of Limpsfield Village Conservation Area. It is recognised that they will not be applicable in all instances and should not be seen as prescriptive.

8.5 The final section discusses possible future control measures which could be brought about should there be clear justification for additional planning control. Not only must the need for these meet a high threshold set by the national government but they will also need to be considered alongside other priorities given the significant budgetary and resource challenges which local authorities are currently facing.

9. Schemes of Preservation and Enhancement

9.1 The below table lists schemes of preservation and enhancement for the Conservation Area. There are resource implications for each recommendation and it is recognised that both Tandridge District Council and Limpsfield Parish Council only have an influencing role on other service providers. It will therefore be important that Limpsfield Parish Council with Tandridge District Council identify who can deliver each of the recommendations. This will include working with other service providers to establish the resource implications and the timetable within which the recommendations can realistically be implemented. It should be recognised that recommendations involving the commitment of new resources may need to be implemented over

a number of years and are dependent on the commitment of multiple organisations. It is recommended that Limpsfield Parish Council and Tandridge District Council jointly take the lead role in coordinating the delivery of the Management Plan, working with other service providers and seeking to secure, either directly or indirectly, the funds necessary for its implementation.

9.2 The intention is that Short to Medium Term schemes should be carried out within five years and long term schemes when opportunities arise.

Schemes of Preservation and Enhancement		
1. Paving		
Limpsfield has a wealth of paving which contributes to its character and appearance. This includes both ironstone paving and brick pavements. Paving has been subject to poor repairs or unsympathetic replacement over the years which has caused harm to the Conservation Area. A clear strategy for the paving in Limpsfield is needed and efforts made in combination with the Local Highways Authority to replace poor repairs. As the Local Highways Authority will only fund repairs to make the paving safe (as it does across the rest of the county), a financial contribution from the Parish Council would be required for this work.		
Scheme	Stakeholders	Timescales
1.1 Limpsfield Parish Council should develop a Conservation Area Preservation and Enhancement Fund for repairing and reinstating historic paving along the High Street and engage with the Local Highway Authority to see this implemented. Paving schemes should take into account historic precedent, functionality, coherency and suitable materials to preserve and enhance the appearance of the area. This should provide a blend of ironstone and brick paving on the High Street which represents different periods of the village's historic development. Special attention should be paid to kerb stones. This fund could also be used for grants for hard surfaces as outlined in 2.3, for the replacement of inappropriate streetlights or for managing public tree cover. The priority for this fund should be on carrying out repairs as soon as possible.	LPC and SCC	Short to Medium Term for repairs Long Term for reinstatement

1.2 Funding opportunities should be sought to implement aspects of the paving repairs outlined in 1.1.	LPC	Short to Medium Term
1.3 Options for pavement maintenance, including clearance of moss, should be investigated. This may include a Community Highways Volunteering scheme, should there be sufficient interest from residents.	LPC	Short to Medium Term

2. Hard Surfaces

Historically, most alleyways and paving in the village consisted of ironstone, which makes a positive impact on the character and appearance of the area. This is slowly being lost in the village which is eroding the area's character. The use of ironstone for driveways, pathways and alleyways should be encouraged and efforts made to identify a long-term source for this material.

Scheme	Stakeholders	Timescales
2.1 The use of ironstone in Limpsfield High Street should be encouraged as part of planning applications for driveways, access paths and forecourts. Materials from outside the local area should be discouraged.	LPC and TDC	Short to Medium Term
2.2 Opportunities to provide training and guidance on selecting and laying ironstone should be supported.	LPC, TDC and SCC	Long Term
2.3 As part of 1.1, small grants could be offered from the paving fund to encourage residents to reinstate traditional ironstone paving should funds allow.	LPC	Long Term

3. Traffic and Parking

The issues with traffic and parking in Limpsfield Village Conservation Area were recognised within the Neighbourhood Plan (2019). Harmful aspects identified include the speed and volume of traffic, parking, and HGVs on the High Street and pollution produced by these vehicles.

There are no easy solutions to these issues. Surrey County Council as the Local Highway Authority have indicated that any substantial changes would have to be supported by a Traffic Management Survey. This would be expensive and high risk as it would likely conclude there are no suitable alternatives to the current situation. This is because diverting vehicles elsewhere would have an adverse impact on residents in other

parts of Limpsfield, create additional traffic problems and have a harmful impact on businesses on the High Street. Other options would also have to consider parking and public transport provision for High Street residents, particularly vulnerable people.

Any recommendations in the Management Plan must either be realistic or enable the Parish Council and other organisations to capitalise on opportunities should they become available. This will include ensuring parking is in the right locations, HGVs are using the most appropriate routes, speeding is monitored and that the High Street is a pleasant place for pedestrians and cyclists to use.

Scheme	Stakeholders	Timescales
3.1 A protocol for engagement between Limpsfield Parish Council and the Local Highway Authority should be developed and a methodology produced for dealing with the traffic and parking recommendations of the plan and any significant new issues. As part of this scheme Limpsfield Parish Council should seek a formal response from the Local Highway Authority to explain why traffic cannot be routed away from the High Street.	LPC and SCC	Short to Medium Term
3.2 A review of how traffic is managed using the most modern techniques available should be carried out to ensure the best solutions are adopted for reducing impact on the character of the area and making it more attractive for pedestrians and cyclists. This may include an on-street parking review and support for additional parking restriction enforcement. Should opportunities arise, consideration should be given as to whether anything can be done to improve facilities for pedestrians and cyclists in line with Neighbourhood Plan (2019) policy LNP 13.	LPC and SCC	Long Term
3.3 A review of HGV signage should be carried out to consider whether this is appropriately located to discourage vehicles from using the High Street. Should HGV movements continue to be an issue, this should be considered under 3.1.	SCC	Short to Medium Term
3.4 If the opportunities arise, new parking locations could be identified to reduce congestion on the High Street. This could include drop-off points for deliveries which residents could encourage drivers to use.	LPC and TDC	Long Term
3.5. A community speed watch scheme should be supported. Efforts should be made to ensure speed signage is visible and that the 20mph speed limit on the High Street, and 30mph elsewhere, is respected. Other alternatives, such as painted road signs, could be considered in discussion with Surrey County Council provided these do not create visual clutter. Consideration could also be given to funding a new speed management survey for the High Street.	LPC and SCC	Short to Medium Term

4. Drainage

Drainage on the High Street has historically been an issue owing to the topography of the local area. The Management Plan should ensure that issues with drains are reported and long-term consideration is given as to whether changes to the highway are needed to prevent these issues reoccurring.

Scheme	Stakeholders	Timescales
4.1 Issues with drainage, also known as 'Wetspots', should be identified on the High Street when they occur and reported to the Flooding Enquiries Team at Surrey County Council.	LPC	Short to Medium Term
4.2 Long term options for preventing drainage issues should be investigated in cooperation with the Flooding Enquiries Team as part of a scheme of highway improvements.	LPC and SCC	Long Term

5. Public Realm

Limpsfield Village is fortunate to have a great deal of high-quality public realm but there are some areas which could benefit from improvement. Ensuring all streetlights in the Conservation Area are of the same design would enhance the character and appearance of the area. The same is also important for litter bins and other items of public realm.

Scheme	Stakeholders	Timescales
5.1 A review should be carried out on the design of all streetlights in the Conservation Area to identify those not of a cast iron lantern type. Opportunities to replace these with a more appropriate design should be investigated in discussion between Limpsfield Parish Council, Surrey County Council and contractors, including any areas added to the Conservation Area. This may require grants from the fund established under 1.1.	LPC and SCC	Short to Medium Term
5.2 All litter bins and other street furniture in the Conservation Area should be of a consistent design and colour.	LPC	Short to Medium Term
5.3 Options to tidy up the former phone box site at the bottom of Pebble Hill should be investigated. This may include using the site for planting.	LPC	Short to Medium Term
5.4 Publicly funded tree cover makes an important contribution to the character and appearance of the Conservation Area. Should any trees be the responsibility of Limpsfield Parish Council they should be maintained.	LPC	Long Term

6. Dorothy's Cottage

Dorothy's Cottage, which functioned as stables to The Old Rectory, has been in a poor condition for many years and its current state detracts from the appearance of the Conservation Area. There is a 'live' planning permission (2012/229) for the creation of two three-bedroom houses on this land and when implemented the building will again contribute positively to the Conservation Area.

Scheme	Stakeholders	Timescales
6.1 Limpsfield Parish Council should work with Tandridge District Council to encourage the owner of the Dorothy's Cottage site to complete the proposals set out in planning application 2012/229 or negotiate a new scheme which would preserve or enhance the Conservation Area. Other options to tidy up the site, repair the building and remove the hoardings (once the site is safe) should also be considered.	LPC and TDC	Short to Medium Term
6.2 Should it become clear that the works to Dorothy's Cottage are not going to take place, consideration should be given to serving a Repairs Notice on Dorothy's Cottage as a curtilage listed building, subject to the resources of Tandridge District Council.	LPC and TDC	Long Term
6.3 Should the repairs outlined under 6.2 not be carried out, options to compulsory purchase this site as part of the Repairs Notice should be discussed between Limpsfield Parish Council and Tandridge District Council subject to resources. Subsequent actions could include completing the development granted under 2012/229 or selling the site to someone who will repair the building and tidy up the site as a back to back purchase.	LPC and TDC	Long Term

7. Wolf's Row

The demolition of the Plumbers Arms and the widening of Westerham Road has caused harm to the Conservation Area by separating Wolf's Row from the High Street. Options to improve integration of this area with the High Street should be sought through signage and planting.

Scheme	Stakeholders	Timescales
7.1 Options for better visually integrating Wolf's Row, such as planting or signage, should be considered in discussion between Limpsfield Parish Council, local landowners, the Local Highway Authority and organisations such as Limpsfield in Bloom.	LPC	Short to Medium Term

Buildings which make a positive contribution to the character and appearance of the Conservation Area have been identified as part of the Appraisal. These buildings should be preserved where possible and the most significant added to the *Buildings of Character* list.

Scheme		Timescales
8.1 Buildings which make a positive contribution to Limpsfield Village Conservation Area should be researched in partnership between Limpsfield Parish Council and local heritage organisations, such as the Oxted and District History Society. Attention should be given to the date of construction, original function and the architect/and or contractor who originally designed each building. These buildings are identified in Appendix 2.	LPC and Interest Groups	Short to Medium Term
8.2. Following 8.1, Limpsfield Parish Council should nominate those buildings which have a clear historical or architectural interest for addition to the <i>Buildings of Character</i> list. It should be noted that these will be expected to meet criteria for 'local listing' set out by Tandridge District Council.	LPC and TDC	Short to Medium Term

9. Engaging with Historic Interest

Opportunities to spread information of the historic development of Limpsfield should be taken where possible. This should be done without creating visual clutter within the Conservation Area.

Scheme	Stakeholders	Timescales
9.1 Options to engage with Limpsfield's history should be investigated in consultation with local residents. This may include, but is not limited to, the construction of a replica milestone.	LPC	Long Term

10. Pebble Hill Viewpoint

The historic viewpoint from Pebble Hill has now become obscured by invasive plants. Efforts should be made to see this view restored, taking into account both the natural and historic environment.

Scheme	Stakeholders	Timescales
10.1 Limpsfield Parish Council should encourage the National Trust to reinstate the viewpoint from Pebble Hill and restore the historic view across Limpsfield Village. This may include removing invasive plant species or carrying out regular maintenance.	LPC and the National Trust	Short to Medium Term

11. Review

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states it is a function of the local planning authority to review the designation of the Conservation Area. This also provides a useful opportunity to review the Management Plan and Existing Control Measures. Unless there is a recommendation to radically alter the Conservation Area, this should not require a new Conservation Area Appraisal or the input of a professional consultant.

Scheme	Stakeholders	Timescales
11.1 The designation of the Conservation Area should be reviewed every ten years or as required in partnership with Tandridge District Council and their advisors to determine whether areas continue to reflect the character and appearance of the special architectural and historic interest of Limpsfield Village. This may just consist of a meeting to confirm the designation is still relevant.	LPC and TDC	Long Term
11.2 The Conservation Area Management Plan should be reviewed every ten years or as required in partnership with Tandridge District Council and their advisors to determine whether it requires updating.	LPC and TDC	Long Term
11.3 The Existing Control Measures should be reviewed as required if it is clear they are not providing sufficient support for the protection and enhancement of the Conservation Area. If necessary, consideration should be given to further controls subject to national requirements for new control measures as well as other local priorities.	LPC and TDC	Long Term

10. Existing Control Measures

10.1 Conservation Area designation means that some permitted development rights are removed for properties in the Limpsfield Village Conservation Area. These rights are largely set out under The Town and Country Planning (General Permitted Development) (England) Order 2015. The Order identifies that the following permitted development rights in a Conservation Area are removed and require planning permission:

- The cladding of any part of the exterior of a house.
- Extensions to the side of a house and any extension of more than one storey.
- An extension beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwelling house.
- The enlargement of a dwelling house consisting of an addition or alteration to its roof, including adding new dormer windows.
- The construction of an outbuilding situated between the side elevation of a dwelling house and its property boundary.
- The installation or replacement of a chimney, flue or soil and vent pipe on a dwelling house which either fronts the highway or forms part of the principal or side elevation of a dwelling house.
- The installation or replacement of a microwave antenna on a dwelling house which is on a chimney, wall or roof slope which faces onto, and is visible from, a highway.
- Total or substantial demolition of an unlisted building or structure within a Conservation Area including boundary

walls on the highway over 1m and buildings with a volume over 115 cubic metres.

- Certain types of change of use including from shops (A1) or financial or professional services (A2) to a dwelling house (C3).
- The installation of surface mounted solar panels on a wall which fronts a highway.
- Putting up advertisements or commercial signage.
- Works to trees which have a diameter greater than 75mm at 1.5m from soil level.

10.2 It is a requirement that Tandridge District Council Officers take account of these removed permitted development rights when determining if works require planning permission. The above is not an exhaustive list of all permitted development rights removed as this is periodically reviewed by the national government.

10.3 In addition to this, works to listed buildings require Listed Building Consent where this would affect its character as a building of special architectural or historic interest. Advice on listed buildings in Tandridge District can be sought from the Historic Environment Planning Team at Surrey County Council.

10.4 Part of Limpsfield Village Conservation Area is located within an Area of High Archaeological Potential (AHAP). In line with the Tandridge Development Plan, development within an AHAP requires a desk-based assessment.

10.5 Should the possibility of archaeological remains be identified archaeological investigation may be required. Advice on proposals can be sought from the Historic Environment Planning Team at Surrey County Council. A map of the AHAP is included in Appendix 1.

11. Policy Guidance on Conservation and Repair

11.1 Introduction

11.1.1 This guidance on conservation and repair within Limpsfield Village has been put together to inform residents, developers and decision makers how to preserve and enhance the Conservation Area through good design, appropriate choice of materials and the retention of historic features.

11.1.2 It is recognised that each property in the Conservation Area is different and as a result the below guidance is not prescriptive. However, consideration may be given to the below when determining the impact of a planning application on the special interest of the Conservation Area in line with both local and national policy.

11.1.3 The omission of a feature or element in the below guidance does not indicate it is not worthy of preservation or enhancement.

11.2 Boundary Walls

11.2.1 Local stone boundary walls make a significant contribution to the distinctive character of Limpsfield Village Conservation Area and reinforce the vernacular nature of many of its buildings. There should be a presumption in favour of retaining historic walls.

11.2.2 New boundary walls should be constructed in traditional materials and reflect the design, height and positioning of other walls within the Conservation Area and the immediate context of the site. In most cases the introduction of metal railings or vehicular gates will be inappropriate as they are not in keeping with the local vernacular style.

11.3 Hard Surfaces

11.3.1 As noted throughout the Appraisal, ironstone paving is a rare and important survival in Limpsfield Village Conservation Area.

Traditionally this was laid in just sharp sand with no cement. Ironstone paving should not be repointed in mortar or cement.

11.3.2 Existing ironstone and brick paving should be retained within the Conservation Area and measures put in place to protect it through the development management process. Advice on reinstatement or repairs should be sought from the Historic Environment Planning Team where resources allow.

11.3.3 Historic kerbstones should be retained where possible and consideration given to historic precedent when replacing stones. The replacement of sandstone kerbs with cement or granite should not be supported.

11.4 Windows, Doors and Porches

11.4.1 Inappropriate windows, doors and porches have the potential to cause harm to the character and appearance of the Conservation Area. In the first instance consideration should always be given to retaining historic features and investigation into other methods to improve energy efficiency such as secondary glazing or thick curtains. Most windows or doors within Limpsfield Village are likely to be historic and will be capable of repair.

11.4.2 Should windows or doors need replacing these should be of a high-quality design appropriate to the host building and replicate historic features. Where possible, efforts should be made not only to preserve the appearance of the building but also enhance it. Bulky, glossy, differently coloured or larger window units are likely to be considered inappropriate if they are not already on the building.

11.4.3 Consideration should be given to the opening mechanism to ensure this matches the existing window. The installation of top hung or fan light windows on the highway will be considered unacceptable. The use of traditional materials such as timber (or treated wood like accoya) are more likely to gain support.

11.4.4 It should be noted that permitted development rights only support the replacement of windows on unlisted buildings if they are of a similar appearance to existing windows.

11.4.5 New buildings should demonstrate high quality design which reflects the character and appearance of the Conservation Area. Design influence should be drawn from buildings in the immediate context and careful thought given to materials and appearance. Just because a building is a new structure does not mean that inappropriate windows or doors should be permitted.

11.5 New Buildings and Extensions

11.5.1 Limpsfield Village has a wealth of vernacular buildings which reveal its historic and architectural interest. New buildings and extensions should draw inspiration not only from the materials used but also the scale, siting and overall form of buildings in their immediate context. Proposals which erode the character and appearance of Limpsfield Village will not be supported.

11.5.2 The layout of a site should be given careful consideration to ensure it reflects the development of a surrounding area. Some elements of Limpsfield Village consist of dwellings on narrow plots set hard against the highway, while others are set back in more spacious plots. This requires careful thought and attention when developing proposals. Schemes which harm the character and appearance of historic plots are unlikely to be considered acceptable.

11.5.3 The scale of new buildings will need to respect the contours of the land and the gradual change in height from one building to another. Buildings should avoid challenging the dominance of prominent buildings in Limpsfield Village such as the Manor House and The Bull Inn. Excessively tall buildings will not be considered acceptable.

11.5.4 Roofs on new buildings and extensions should reflect the traditional roof forms, pitches and details within the Conservation

Area. Dormer windows should be of an appropriate scale to allow the roof pitch to be appreciated. These should be set down from the ridge line and eaves of the roof and match the format of the existing windows. Flat roofs should be avoided and will not normally be supported where planning permission is required.

11.5.5 Roof coverings on new buildings should reflect their immediate context. Predominantly these should be of orange clay tiles with an uneven appearance. Inappropriate machine made roof tiles of a dark colour will be unlikely to be considered acceptable on historic vernacular buildings. Thatch may be considered for farmstead style buildings such as weather-boarded barns but is not appropriate for buildings designed to appear as dwellings.

11.5.6 Solar panels and small wind turbines should be designed so they do not face onto public highways and cause harm to the character and appearance of the Conservation Area.

11.5.7 Buildings and heritage assets which make a positive contribution to the Conservation Area should be retained and protected from inappropriate alteration. Proposals to replace or improve the appearance of buildings which have been identified as detracting from the character and appearance of the Conservation Area will be encouraged providing proposals will result in a net benefit to the character and appearance of the Conservation Area.

11.6 Shopfronts

11.6.1 Shops and businesses make an important contribution to the character of Limpsfield by generating activity along the High Street. The retention of commercial uses is supported by Neighbourhood Plan (2019) policy LNP9. Where commercial uses are no longer viable, retaining the shopfronts and their signage will minimise harm to the village character of the Conservation Area.

11.6.2 Intermittent flashing displays and backlit or illuminated fascias on shopfronts will not normally be supported within the Conservation Area. Shiny, glossy or reflective materials, such as uPVC are similarly unacceptable. Signwriting on the fascia board of shopfronts should be encouraged.

11.7 Landmarks, Setting and Views

11.7.1 The setting of the Conservation Area is largely formed by views toward the North Downs and Pebble Hill, but also from approaches through the Titsey Estate, Limpsfield Common and Hookwood Park. These make a strong contribution to the special historic interest of the Conservation Area.

11.7.2 On its northern and western boundaries, the Conservation Area links into the wider built up areas of Limpsfield and Oxted. There is a risk that, unless carefully controlled, development on sites adjoining or close to the Conservation Area could detract from the features which make it of special interest.

11.7.3 Development on sites adjoining or close to the Conservation Area should be designed to prevent any adverse impact on the setting of the Conservation Area where this contributes positively to its character and appearance. Particular attention should be paid to the effect of development on views into and out of the Conservation Area. Development which contributes to urban sprawl and dissolves the integrity of any Conservation Area borders will not be supported.

11.7.4 Key views within the Conservation Area as identified in the Appraisal should be protected as part of any development proposals. Development which harms these views will be unlikely to receive support.

11.7.5 The prominence, setting and special interest of landmark buildings and frontages as identified in the Appraisal should be

protected as part of any development proposals. Development which causes harm to these aspects will be unlikely to be considered acceptable.

11.8 Trees

11.8.1 Development should be mindful of the importance of trees within the Conservation Area and the statutory protection afforded to them. Development design should follow the guidance set out in Tandridge District Council's Trees and Soft Landscaping Supplementary Planning Document.

11.8.2 Residents should be aware that all trees require regular maintenance.

12. Possible Future Control Measures

12.1 The existing control measures in the Conservation Area ensure that much development which has the potential to cause harm can be prevented through the planning system. However, Tandridge District Council could take additional steps to remove permitted development rights through an Article 4 Direction of The Town and Country Planning (General Permitted Development) (England) Order 2015.

12.2 These do not necessarily have to be placed on the whole of a Conservation Area and can focus on a geographical area, such as a street or character area. This was discussed as part of the consultation from October to November 2020.

12.3 Article 4 Directions can only be served by a local planning authority where it is necessary to protect the local amenity or wellbeing of an area. This requires sufficient justification, such as evidence of harm to a Conservation Area. This is a resource heavy process which is expensive and time consuming and may ultimately be overturned by the Secretary of State.

12.4 Consideration could be given to removing the following permitted development rights in specific character areas owing to the vulnerability of character features:

- The alteration, installation or replacement of doors, porches or windows.
- The removal of hard surfaces such as ironstone paving.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or means of enclosure such as historic boundary walls.

12.5 Following the results of the consultation and discussion between Limpsfield Parish Council, Tandridge District Council and the Historic

Environment Planning Team it has been decided not to take this forward. Limpsfield Village Conservation Area is in a very good condition compared to other areas both nationally and in Surrey and as such there is insufficient justification to serve an Article 4 Direction at the current time.

12.6 It has been agreed this should be kept under review periodically and be reconsidered if circumstances change either locally or nationally as per item 11.3 of the Schemes of Preservation and Enhancement.

13. Appendix 1: Historic Environment Record Data

13.1 The below information is data provided from the Surrey Historic Environment Record regarding heritage assets within Limpsfield Village Conservation Area. As part of the Historic Environment Record search for the Appraisal and Management Plan, the Surrey County Council Historic Environment Record Team enhanced all available data on Limpsfield Village as a test subject for future data enhancements. We are grateful to the Historic Environment Record for carrying out this work.

13.2 The first map shows listed buildings within the Conservation Area. A full list of listed buildings can be found in Appendix 2. The numbers relate to the list entry number for each building. Most buildings are represented by points, but some information is shown as shape files drawn from Historic England.

13.3 The second image shows the area designated as an Area of High Archaeological Potential.

13.4 The third map shows archaeological 'events' which have been carried out in Limpsfield. These are either desk-based assessments for sites which identify archaeological potential or reports on work which may have revealed archaeological information about an area, such as an excavation.

13.5 The final map shows Monument data in Limpsfield. This may include notable buildings, archaeological remains or historic parks and gardens.

13.6 Further details on the above can be available as part of research from the Surrey Historic Environment Record. The record can be contacted at her@surreycc.gov.uk.

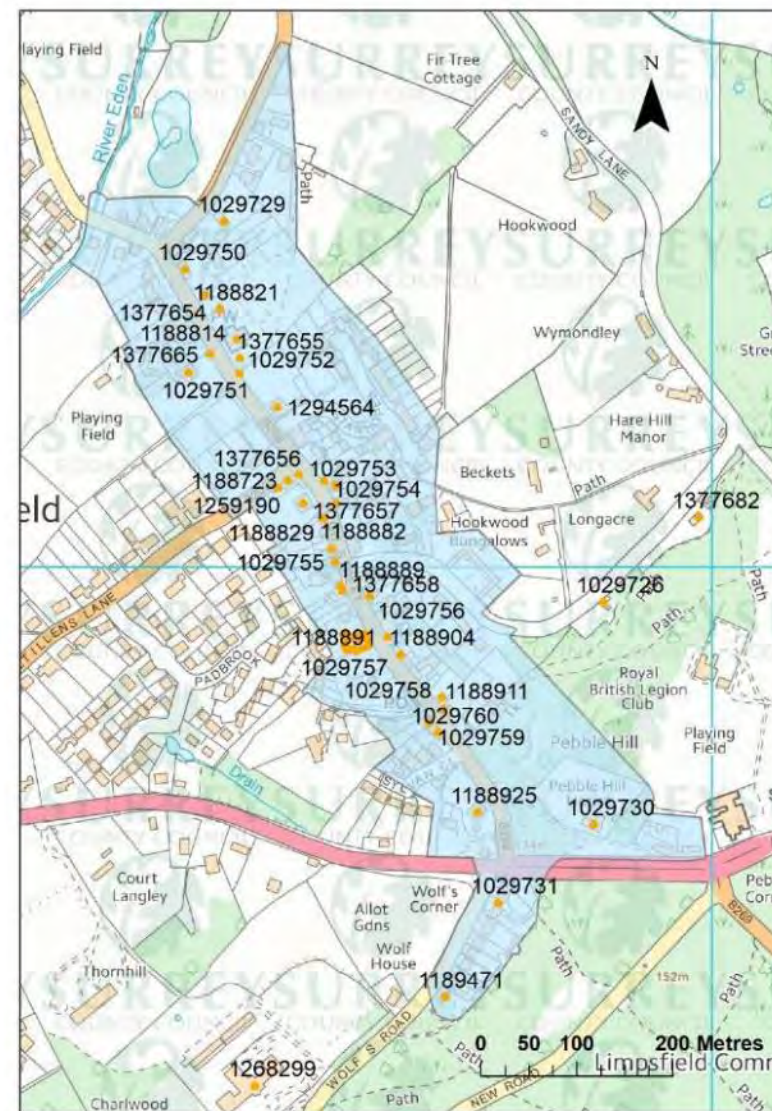


Figure 58: Map showing listed buildings in and around Limpsfield Village Conservation Area.

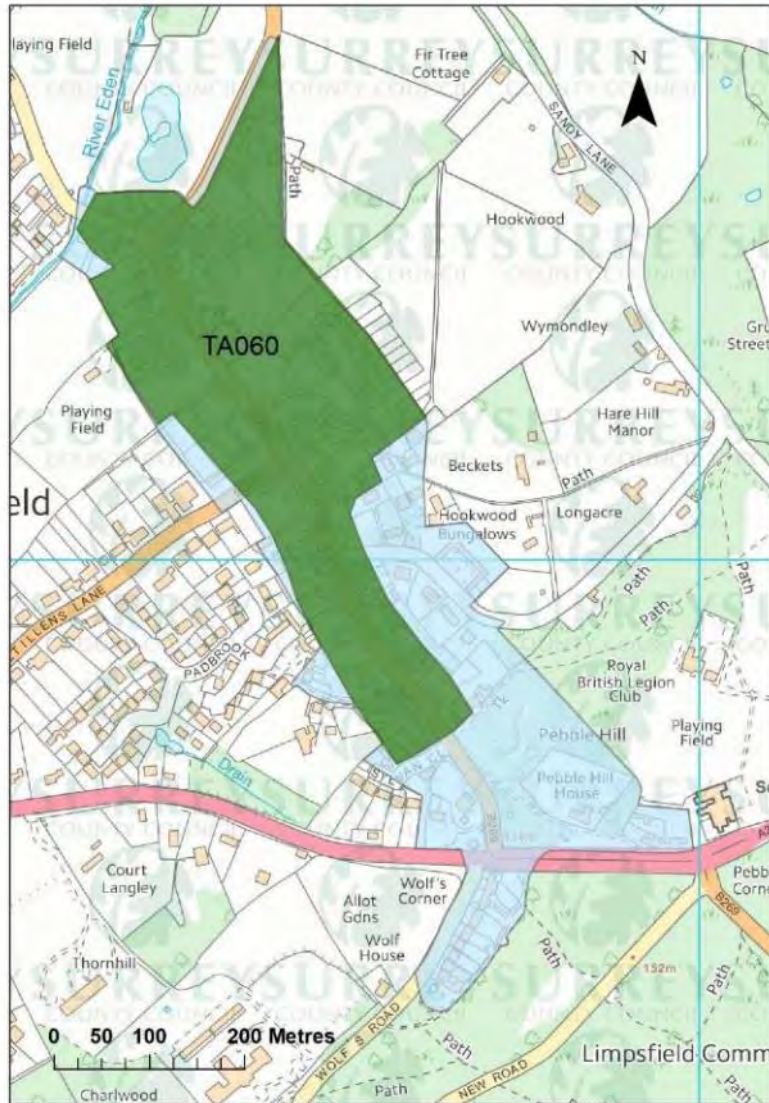


Figure 59: Map showing the Limpsfield Area of High Archaeological Potential in green.

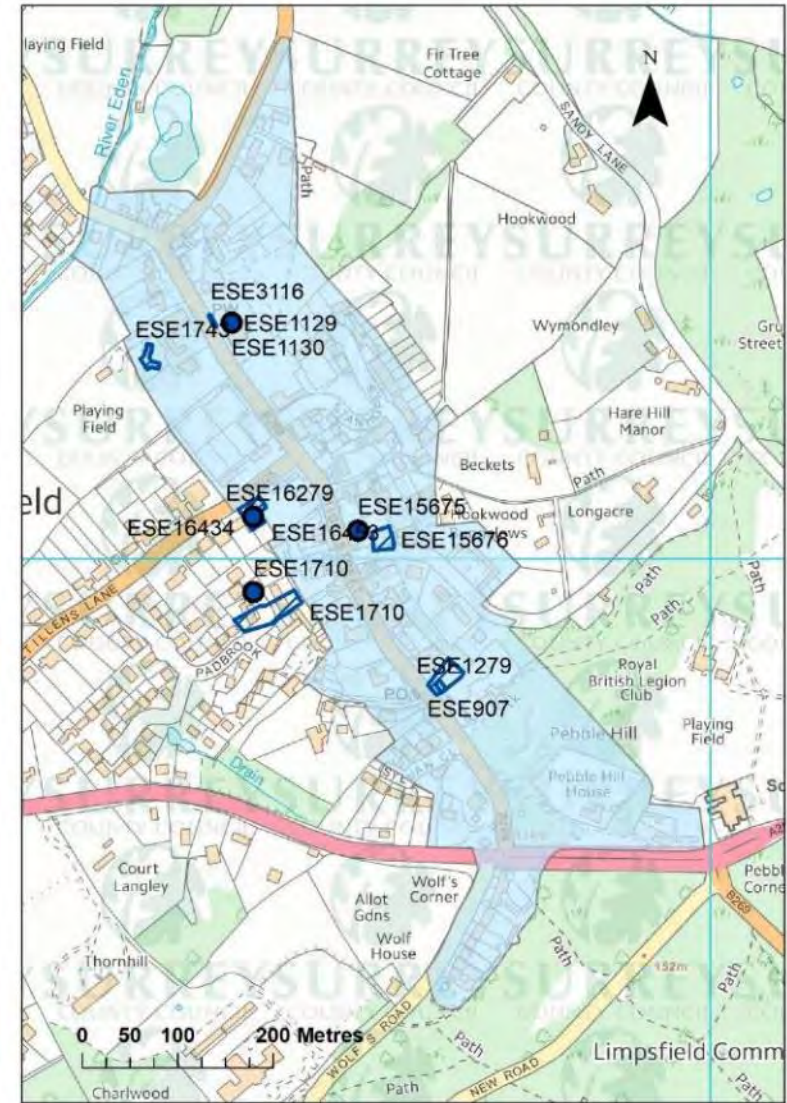


Figure 60: Map showing archaeological 'events' which have occurred in Limpsfield Village.

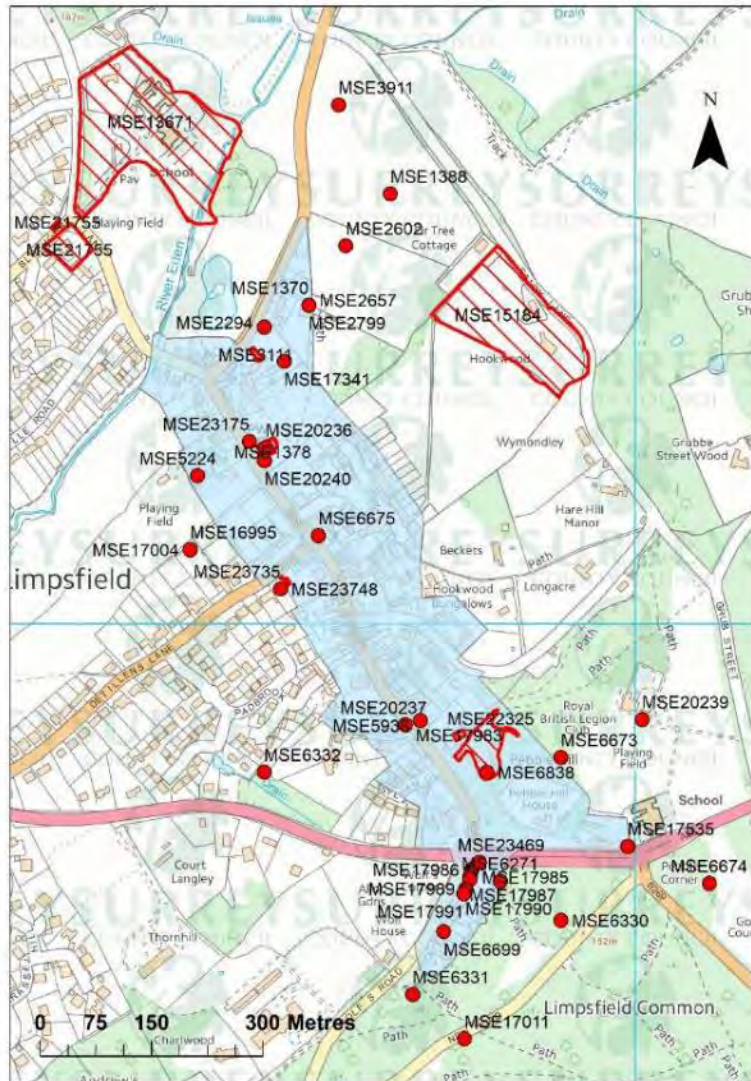


Figure 61: Map showing monument data held on the Surrey Historic Environment Record in and around Limpsfield Conservation Area.

14. Appendix 2: Listed, Locally Listed and Positive Buildings

14.1 Listed and Locally Listed Buildings

14.1.1 The below list identifies those buildings which are listed or locally listed based on information held by Historic England and Tandridge District Council. Owing to the complexities of the listing process and historic nature of many records, the omission of a building from this list does not mean a building is not designated. Names for buildings are taken from the National Heritage List for England. Should you wish to seek further advice please contact the Historic Environment Planning Team at Surrey County Council.

Building Name and Address	Grade	List Entry No.
St Peter's Church, High Street	I	1188814
Old Court Cottage, Titsey Road	I	1029729
Pebble Hill House Including Rangers Cottage to Rear, Westerham Road	II*	1029730
Detillens House, High Street	II*	1377657
Detillens Cottage, 1 High Street	II*	1377656
Court Cottage, 52-54 Detillens Lane	II*	1188723
Miles Butchers Shop and Dentists Surgery, High Street	II*	1188829
Church Cottage, High Street	II	1029750
Rose Cottage, High Street	II	1377654
Marriott Tomb 30 Yards North of Church of St Peter, High Street	II	1188821
Green Tomb 5 Yards South of Porch of Church of St Peter, High Street	II	1377655

Lychgate 15 Yards South of Church of St Peter, High Street	II	1029752
The Old Rectory, High Street	II	1029751
K6 Telephone Box Opposite Church, High Street	II	1377665
The Manor House, High Street	II	1294564
48 and 50, Detillens Lane	II	1259190
Vine Bank Cottage, High Street	II	1029754
Lilac Cottage, High Street	II	1029753
The Bull Inn, High Street	II	1294532
Limpsfield Bookshop Redfern, High Street	II	1188882
Gallets, High Street	II	1029755
White House, High Street	II	1188889
Lovelands Cottage, High Street	II	1377658
Ebbuts, Funeral Directors Tyrells Cottage, High Street	II	1029756
White Hart Lodge and West House, High Street	II	1029757
Blue Goblin Middle Court the Old Court House, High Street	II	1188891
Fern Cottage Registry Cottage	II	1188904
White Hart Cottage, High Street		
Rosewell Cottage, High Street	II	1029758
Jessamine Cottage Sandridge, High Street	II	1188911
Forge Cottages, High Street	II	1029759
Chapel Cottage, High Street	II	1029760
The Bower, High Street	II	1188925
Numbers 6-7 Wolfes Row, Wolf's Row	II	1029731
Limpsfield Pound, Wolf's Row	II	1189471
Rodney House, High Street	Local	N/A
1 – 5, Wolf's Row	Local	N/A
8 – 10, Wolf's Row	Local	N/A

14.2 Positive Buildings

14.2.1 The below list are those buildings which make a positive contribution to the Conservation Area. Some, but not all, of these may be worthy of consideration for local listing. Key factors include the date of construction, historic function, use of vernacular materials and association with a significant architect or contractor. Research will need to be carried out to establish if these meet the high threshold for local listing.

16, Wolf's Row
15, Wolf's Row
Stonewalls, Wolf's Row
Church of England School and School House, Westerham Road
1-7 Pebble Hill Cottages and Pebble Corner, Westerham Road
The Bower Cottage, High Street,
Rodney Cottage, High Street
Priest Hill Cottage, High Street
The Old Stables, High Street
Bings Store, High Street
April, Rowan and Linden Cottages, High Street
Marys Cottage, High Street
Wickhams Stores, High Street
Ebbutts Funeral Directors, High Street
Burstow, High Street
The Old Bakery, High Street
Kiwi House, High Street

The Lodge, High Street
Keelers, High Street
Berry House, High Street
Lane End, Honeysuckle Cottage, Magnolia Cottage, High Street
Bell Cottage, High Street
194, Bluehouse Lane
91, Bluehouse Lane
93-95, Bluehouse Lane
97, Bluehouse Lane
1, Titsey Road
2 – 6, Titsey Road
8 – 16, Titsey Road
18 – 24, Titsey Road
26 – 28, Titsey Road
34 – 36, Titsey Road
38, Titsey Road
Church Acre, 42, Titsey Road

15. Appendix 3: References

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