

DOVER DISTRICT COUNCIL (The Salutation, Sandwich)

TOWN AND COUNTRY PLANNING DIRECTION NO. 1 1983

Town and Country Planning General Development Order 1977 (as amended)

Article 4

Schedule 1

Class II (1)

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 (as amended)

WHEREAS the Council of the District of Dover being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 (as amended) are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on land known as The Salutation Sandwich in the County of Kent being the land shown and coloured pink on the plan number 133/83 annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1977 (as amended)

AND WHEREAS the Council are further satisfied that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph (3)(b) of the said Article 4 should apply to this direction

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 (as amended) shall not apply to development on the said land of the description set out in the Schedule hereto

THIS DIRECTION is made in pursuance of the provisions of paragraph (3)(b) of the said Article 4 and shall remain in force until the 20th day of APRIL 1984 being six months from the date of this direction and will then expire unless it has been approved or disallowed by the

Secretary of State for the Environment before that date.

THIS DIRECTION may be cited as the Dover District Council (The Salutation Sandwich) Town and Planning Direction Number 1 1983

Given under the Common Seal of
the District Council of Dover
this 20th day of October
One thousand nine hundred and
eighty three

THE COMMON SEAL of the COUNCIL
was hereunto affixed in the
presence of:-



Chief Executive
Dover District Council



4226.

SCHEDULE

Development permitted under Article 3 of the Town and Country Planning General Development Order 1977 (as amended) subject to the limitations contained in the description of that development in Column 1 of Schedule 1 to the said Order being development comprised within Class II (1) of the said Order namely "the erection or construction of gates fences walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic or two metres in height in any other case, and the maintenance improvement or other alteration of any gates fences walls or other means of enclosure so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure" and not being development comprised within any other class

DOVER DISTRICT COUNCIL

Statement of Reasons for making a Direction under
Article IV of the General Development Orders
1977 - 1981 in respect of The Salutation, Knightrider
Street, Sandwich, Kent.

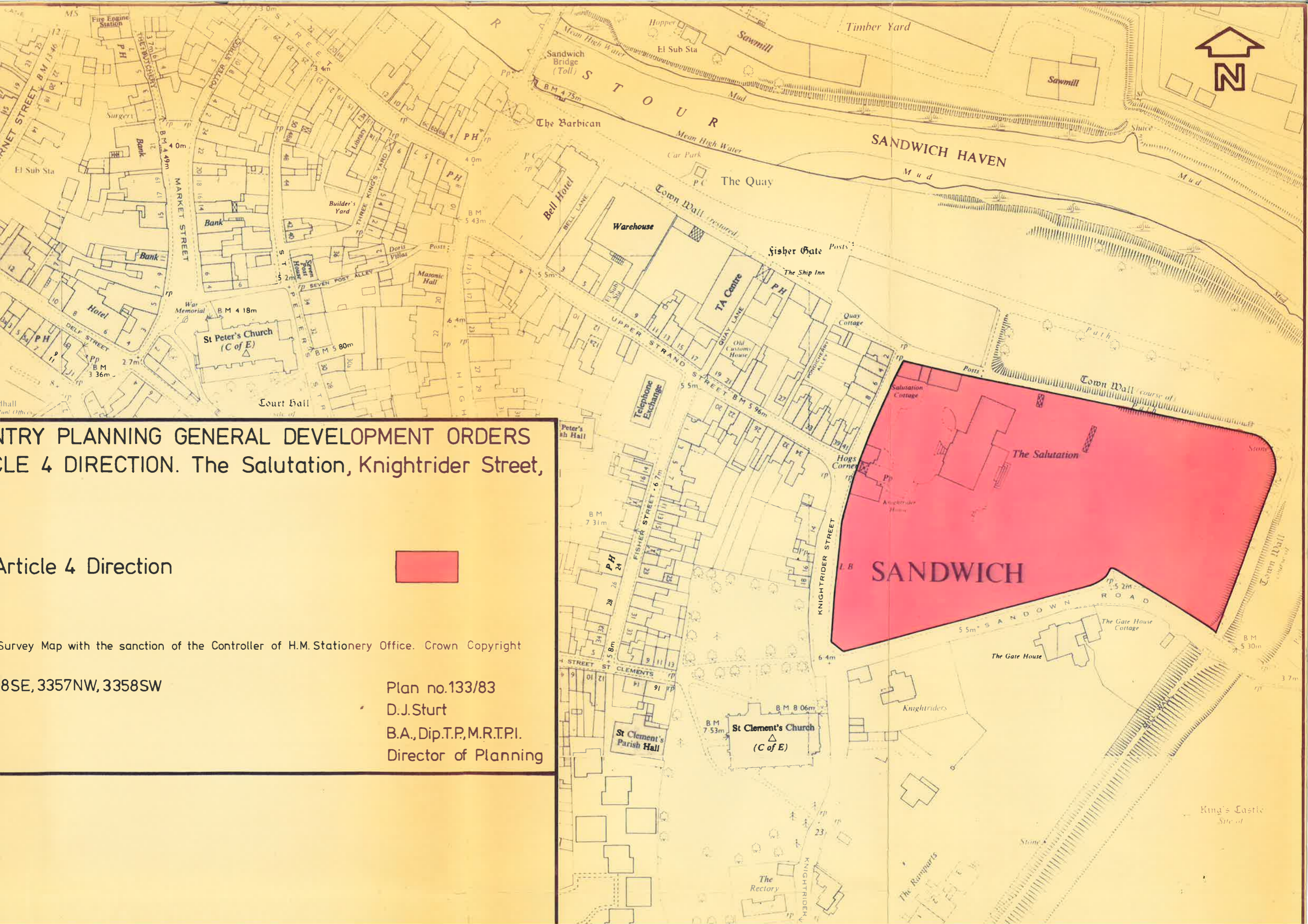
1. The Salutation is a building of national importance, designed by Sir Edwin Lutyens and one of only approximately 15 Twentieth Century buildings in the country which are assigned a Grade I listing in the Department of the Environment's Statutory List of Buildings of Special Architectural or Historic Interest.
2. The relationship between house and garden was of paramount importance to Lutyens who, in a long association with Gertrude Jekyll, generally designed the layout of the gardens and the planting schemes to complement and enhance the symmetry of the house. Original planting plans in respect of The Salutation have not, so far, come to light although it is generally agreed that Gertrude Jekyll had a considerable influence on the landscaping. A recent survey by the Kent County Council of historic gardens and parklands in the County included 18 which were considered to be of outstanding national or countrywide importance, including The Salutation.
3. Earlier this year, the house and grounds were acquired by Josscolt Ltd, 7 Ison Close, Biddenham, Bedford, Bedfordshire, prior to which the house, grounds and associated outbuildings had been occupied as a single dwelling unit. The new owners, however, submitted a total of thirteen planning and listed building consent applications involving alternative changes of use of the main house, a change of use of the gatehouse, and three schemes for residential development within the grounds with associated accesses, in all involving extensive subdivisions of the original curtilage.
4. The applications were subsequently either withdrawn (three) or refused (ten), although in certain circumstances neither planning permission nor listed building consent is required for the erection of the means of enclosure referred to in the various proposals.
5. The District Planning Authority is of the view that the erection of any means of enclosure anywhere within the curtilage of The Salutation would be detrimental to the overall design concept of the house and grounds and would therefore be seriously injurious to the integrity of the grounds, the setting of the listed building and the appearance and amenities of the Outstanding Conservation Area in which the site is located. It is therefore considered that steps should be taken to ensure that such means of enclosure as would otherwise constitute permitted development under the terms of the General Development Orders should be brought under planning control.

6. It is proposed that permission granted by Article 3 and Schedule 1 Class II (1) of the Town and Country Planning General Development Orders 1977 - 1981 shall not apply to development on any of the land coloured pink on the accompanying plan.

DOVER DISTRICT COUNCIL
PLANNING DEPARTMENT

Council Offices
Honeywood Road
Whitfield
DOVER Kent CT16 3PG

5th October 1983



COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
ARTICLE 4 DIRECTION. The Salutation, Knight Rider Street,

Article 4 Direction



Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright

8SE, 3357NW, 3358SW

Plan no.133/83
D.J.Sturt
B.A.,Dip.T.P.,M.R.T.P.I.
Director of Planning