

Covering Letter.

We enclose the following in support of the application:

1. Heritage Statement.
2. MCS020 Report.
3. Comments of the Conservation Officer.
4. Response to the Concerns identified by the LPA.
5. Drwg. No. 02A. Site Block Plan. (Acting as Site Location Plan).
6. Drwg. No. 05. Enclosure UK - Noise Control Box. Plan, Front and Side Elevations.
7. Photocopy Enclosure UK – Detail A01,

Heritage Statement.

Sourced from the heritage appraisal expertly prepared by conservation officer at MSDC.

This statement is prepared according to the staged approach to the assessment of development within the setting of heritage assets as set out in the relevant Historic England guidance GPA Note 3. This statement considers the impact of the proposal on the Studio and Lake Cottage in terms of their potential NDHA status.

Mill Studio is set as part of a group of buildings associated with Rowfant Mill, a Grade II listed 18th century former watermill, located in a rural position outside Copthorne. The group also includes Rowfant Mill Cottage, which is separately listed Grade II and also dates from the 18th century, and a curtilage listed barn. The Mill Studio and the attached property Lake Cottage are not regarded as curtilage listed, but they do appear from historical map regression to have 19th century or earlier origins and have group value with the Mill and Mill Cottage. They may be regarded as non-designated heritage assets (NDHAs).

Rowfant Mill possess architectural interest based on its construction and craftsmanship, including any surviving elements of the mill machinery, historical illustrative value as a good example of an 18th century water mill, aesthetic value, and communal value as a former focus of the local rural economy. It also has strong group value with the other buildings within the mill group, including the Mill Cottage, barn, and the Studio and Lake Cottage, which would appear to have formed at one time a functional whole.

The Mill Cottage will have similar values as a modest rural dwelling of its period, part of the former functional whole of the Mill and the small community of people who lived and worked there. The curtilage listed barn, and potential NDHAs at Mill Studio and Lake Cottage have their own potential individual interests (although their former function is not in all cases currently fully understood) and again contribute to the group value of the whole complex of buildings.

The group value of the buildings at Rowfant Mill is particularly significant, contributing to both an understanding of the former functioning of the mill complex, and to its aesthetic value, which is high as a group of attractive period buildings in a lovely rural, mill pond-side setting.

The contribution made by setting to all of these buildings to their special interests is significant- this would include both the interrelationship of the buildings within the complex- their spatial arrangement around the central courtyard, and views both between and of them as a group, and also the wider setting of the former mill stream, leat and pond, with beyond this the rural landscape beyond from which the corn which was milled would have been drawn.

The current application, which is retrospective, is for the retention of an air source heat pump (ASHP) which has been installed adjacent to the rear (north-west) elevation of the Studio.

Comments of Conservation Officer.

Re-printed for ease of information.

I would consider the current application contentious in terms of the impact of the ASHP on the settings of the adjacent designated and potential non designated heritage assets. The pump has been placed adjacent to the rear wall of the Studio, within the courtyard area which sits to the front of the Mill, overlooked by its principal façade. This would have been a working yard, at the centre of the mill complex, and both the yard and the arrangement of the buildings around it contribute to an understanding of the narrative of the site, and its former function. The views between the buildings across this yard also contribute to their group value.

In my opinion, the size, appearance and location of the pump in this context are such that it detracts from the settings of the adjacent listed and curtilage listed buildings, in particular the Mill, but also including the Cottage and barn, detracting from the special interests of these buildings and the manner in which these are appreciated, as well as the settings and significances within the local context of the potential NDHAs at Mill Studio and Lake Cottage. The suggestion that the pump could be screened by a louvred air intake screen or potted plants is not considered to adequately mitigate this harm- the screen would be only partly effective in hiding the pump from view and would in itself be an incongruous addition to the courtyard, and the planting could not be given any material weight given the mobile nature of the pots and the ephemeral nature of the planting contained within them.

The proposal is therefore contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, I would identify the harm caused as less than substantial in terms of all of the designated assets, at around the low-mid point of that scale. This harm stands to be weighed against the public benefits of the proposal (para. 215), bearing in mind the great weight that must be given to the conservation of the assets. In terms of the potential NDHAs, I would place the harm as low-moderate, to assets of a possible moderate-high level of interest within the local context (further information from an appropriately detailed Heritage Statement would be required to assess more closely the level of interest of these buildings) (para. 216 of the NPPF).

RESPONSE TO THE CONCERNS IDENTIFIED BY THE LPA.

The MC SO2O Report confirms that the noise emitted by the air source heat pump at xx dB. is more than the yy dB allowed. Noise is thus identified as the primary neighbourhood objection.

The opinion of the planning report is that the size, appearance and location of the heat pumps detract from the setting of adjacent listed buildings. On those buildings listed by association. In particular, the mill, but also the cottage and barn, detracting from the special interest of these buildings and the way these are appreciated, as well as the settings and significance within the local context of the potential NDAH at mill studio when they cottage.

Within the dictionary definition of Detract the HSAP does not 'diminish the worth or value of' the HDAH.

Investigation of Alternative Solutions have included:

- Acoustic and visual screening with a box hedge. Unfortunately, this was found not reduce the noise levels sufficiently across the short distance between the Mill Studio and the Mill.
- A masonry acoustic screen erected between Mill Studio and the Mill would have reduced noise levels but required a long and intrusive length of wall extending into the courtyard.

Proposed Solution.

To re-solve the acoustic / noise issue, requires the installation of an acoustic cabinet proposed as Model DE-O35 manufactured by Enclosures UK, measuring some 1720 mm wide, by 1600 mm high by 1060 mm deep. This would cover the existing Mitsubishi PU Z-H W M140 VHA. heat pump measuring some 1020 mm wide by 1350 mm high and 330 mm deep.

The longevity of the mill complex has been sustained by its continual adaption to new technology. Initially during its use as a mill by changes in milling technology and once milling ceased the functional conversion of the site from industrial to domestic architecture.

The industrial massing of the building is still maintained, and this massing is robust enough to absorb the massing of the new climate driven technology.

The proposed acoustic box is another technical upgrade in the time span of the mill complex with the addition of a new heating source compliant with climate change thus ensuring the continued functional use of and hence the life span of the building.

The current objectors and the LPA must consider that when the current objectors will need to replace their oil fired or solid fuel central heating boilers, they will need to install similar ASHP.

A need for such a positive planning response is conformed in NPPF 215 and 216 which states that:

215. Where a development proposal will lead to less than substantial harm. To the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset. Should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, A balanced judgement will be required having regard to the scale of any harm or loss on the significance of the heritage asset.

The installation of Heat Source Pumps is thus seen as compliant with NPPF policy 215 and 216.

The harm to the heritage asset is classed as low to moderate, with a possible high level of interest within local context.

The acoustic box finished to match the decoration of the host dwelling, will be less visually intrusive and of no greater intrusion than a garden tool storage box.

The scale of any harm or loss will not be of significance to the heritage asset or the designated heritage asset.

To comply with statutory climate driven changes to solid fuel, gas and oil-fired central heating all heritage asset buildings will need to change their fuel policy to air sourced heat pumps. Failure to do so caused by failure to comply with statutory conservation policy will lead to diminishing occupation and use of such buildings resulting in decay triggered by non-maintenance of non-income generating buildings.



137800m

Rowfant
Mill Cottage

FB

Rowfant Mill

Acoustic box
Heat Pump

78.9m

Lake Cottage

Mill Studio

FB

Weir

Sluice

79.5m

137700m

531600m

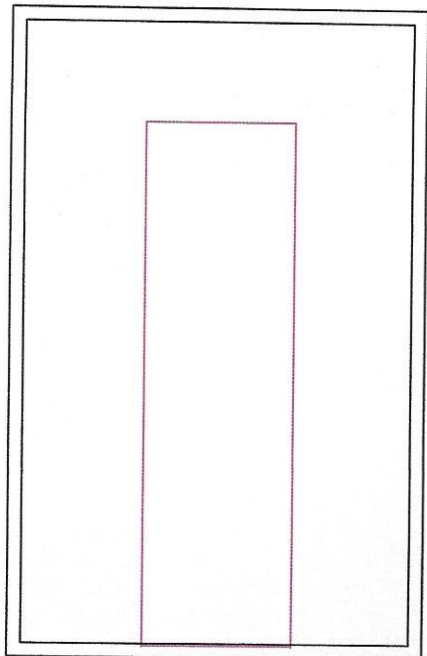
Revision A - Acoustic sound box added.

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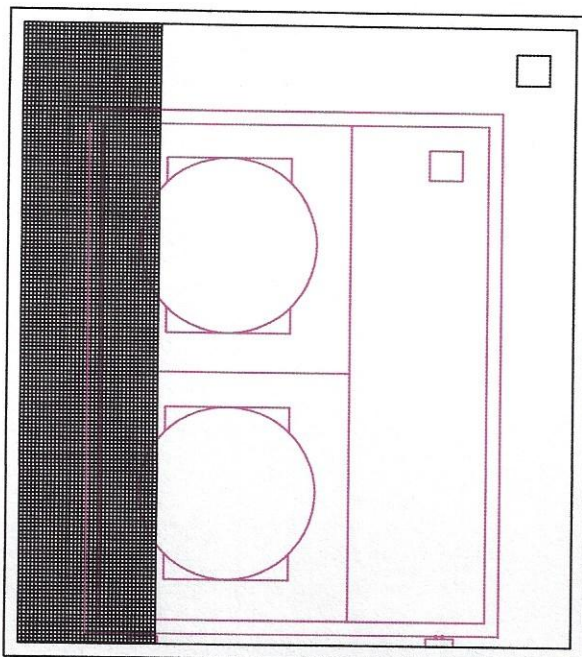
Mr. M.J. Woolford,
Mill Studio, Old Hollow Lane, Rowfant,
Crawley, West Sussex. RH10 4TB.
Tel: 07788 553760.

EF/25/0028 : Retention of Air Ground Pump.
Mill Studio, Old Hollow Lane, Rowfant,
Crawley, West Sussex. RH10 4TB.
SITE BLOCK PLAN.
Air Ground Pump & Acoustic box shown.

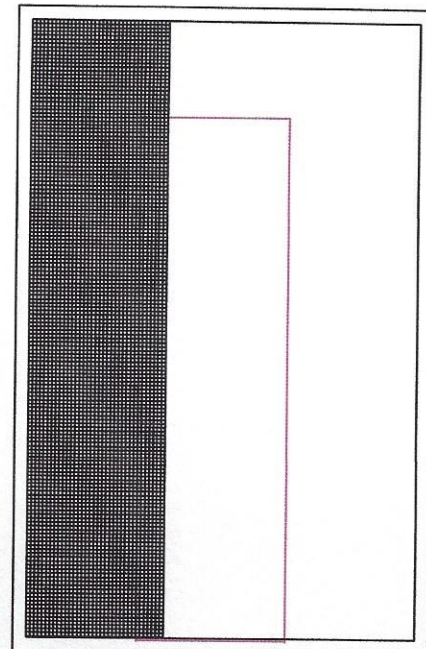
Date.	May 2025
Drawn by.	PG.
Scale.	1:500 mm
Drawing Number.	02A



SIDE ELEVATION.

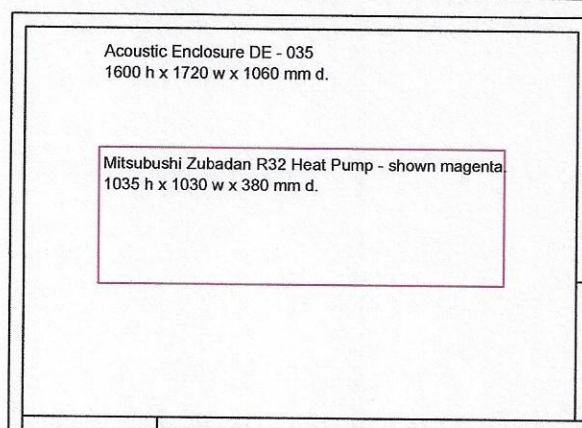


FRONT ELEVATION.



SIDE ELEVATION

Line of dwelling house.



Air intake

Air Intake

PLAN.

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EF/25/0026 : Retention of Heat Pump @
Mill Studio, Old Hollow Lane,
Crawley, West Sussex. RH10 4TB

ENCLOSURES UK - NOISE CONTROL BOX.
PLAN, FRONT & SIDE ELEVATIONS.

Date. Sept. 2025.

Drawn by. PG.

Scale. 1 : 20 mm

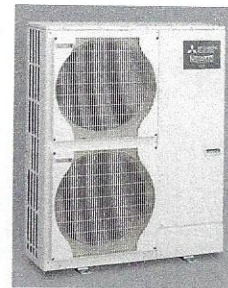
Drawing
Number. 05

Mitsubishi PUZ-HWM 140 VHA.

Airflow m/s: 1.3

Pa: 20

SRI: 53 dBA@1m



ACOUSTIC PERFORMANCE (dB) - CENTRE BAND FREQUENCY ± 3 dB									
Hz	63	125	250	500	1K	2K	4K	8K	Overall dBA
dB	10	14	20	21	22	24	27	30	26

DE-035-Price:£3500+Vat Installed

Delivery: £250+Vat

Enclosures
UK
Noise Control Products

Project:	25011060
Description:	A01
ENCLOSURE DETAILS	
Drawn By: TJ	

Client:
Philip Griffiths

NOTES	ENCLOSURE WEIGHT - 180KG
	Acoustic Enclosures
	Each Unit Dimension: W:1720 x H:1600 x D:1060
	RAL Colour TBC