

COMBINED DESIGN AND ACCESS/PLANNING/HERITAGE STATEMENT FOR THE CHANGE OF USE OF STABLE BUILDING TO DWELLING AT LITTLE SHOVELSTRODE HALL, HOLTYE ROAD, EAST GRINSTEAD

1. Introduction

1.1 This document accompanies plans for the change of use of a stable building to a dwelling at Little Shovelstrode Hall, Holtye Road, East Grinstead.

1.2 The site is accessed by a driveway on the north side of Holtye Road in a rural area surrounded by paddocks and woodland. The site comprises a Grade II Listed house and stables in the countryside, with a commercial livery on adjoining land to the north/east.

2. Planning history

2.1 Pre-app advice was issued under DM/22/1957.

3. Planning policy

3.1 The original National Planning Policy Framework was published by Central Government in March 2012 and was an important material consideration in the determination and assessment of all planning applications. In December 2024 the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how these should be applied.

3.2 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three aspects that comprise this goal:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



Stable building – north east elevation

3.3 Achieving sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to): moving from a net loss of biodiversity to

achieving net gains for nature; improving the conditions in which people work; widening the choice of high quality homes; securing high quality design; supporting the transition to a low carbon future; contributing to conserving and enhancing the natural environment and reducing pollution; and improving the health, social and cultural well-being for all.

3.4 The Government's planning policies on design are set out in section 12 of the Framework. The initial paragraph of the section states that *"the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

3.5 The NPPF advocates that planning policies and decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change."

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health

and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.11 For the purposes of the Development Plan, the current and adopted planning policies are contained in the Mid Sussex District Plan. Also of relevance is the Mid Sussex Design Guide.

4. Analysis of the proposals

Character and appearance/heritage

4.1 The stable building lies some 23 metres to the northeast of the main house. It is single storey in nature, with timber elevations upon a brick plinth and a tiled roof. The south east and south west elevations face towards the Listed Building, the north east towards a closeboard fence and livery, and the north west over adjoining fields and open countryside.

4.2 The elevation plans demonstrate that no material changes are proposed to the elevations facing Little Shovelstrode Hall. The only adaptations would be the insertion of windows into the three small openings on the southwest wall, and one high up in the southeast wall. It is proposed that these windows would be timber casements in a neutral colour and finish.

4.3 The north east elevation would similarly result in the replacement of existing openings with timber windows and a main entrance door. Two conservation skylights are shown in the roof.

4.4 Large patio doors are proposed in the northwest wall, these would provide a pleasing outlook for occupants over the local landscape. Being the furthest from the Listed Building and with no obvious historical visual links, it is submitted that no adverse impacts would arise on the setting of the heritage asset.

4.5 In other respects, all proposed elements are simple in form and style, with materials to match the existing unit. The velux windows are small with limited glazing



Stables - south facing elevations

and are of the same proportions; the plans show them set within the main body of the side roofslope at a uniform height horizontally, all of which represent good design principles. The use of the building would be ancillary to the dwelling known as Little Shovelstrode Hall and no subdivision of the curtilage is intended.

4.6 The official listing describes the property as follows:

“2 storey cottage. C17. Brick and half timbered. Tile hung on 1st floor. Some original windows, though whole has been much altered. Single central stack. Gambriel roof in red tiles. Two original dormers facing west.”

4.7 It is considered that the scheme would not have an undue effect on these features. Having regard to the Development Plan and the National Planning Policy Framework, it is submitted that there would be no material harm caused to the significance of the Listed Building, which is a matter of considerable weight and importance. Overall, it is considered that given the context of the setting and the

separation distance involved, its appearance would be preserved. For similar reasons, the general character of the area would be maintained.

Use/Living conditions

4.8 The proposed conversion will be sited in the curtilage of the primary residence and will contain living accommodation for a relative of the owners of the main house. It will be sited towards the rear of the garden, and include a kitchen/lounge, bedroom and a bathroom as demonstrated on the floor plan within the application documents.

4.9 Close functional links will be retained with the relatives occupying the main house and the annex will share utility services with the main house. The key points of the proposal to be emphasised are:

- The use of the building would be ancillary to the dwelling known as Little Shovelstrode Hall;
- The annex would not be provided with a private curtilage;
- The annex would not have a separate postal address;
- Parking of vehicles would be on the existing driveway shared with the main house;
- There would be no change to the planning unit or subdivision of the site; and
- A condition ensuring that the conversion is ancillary accommodation to the main dwelling would be accepted as necessary and appropriate.

4.10 Given the tall closeboard fence on the north east border, the development would not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. The internal layout gives rise to useable accommodation served by windows providing good light levels to all sections of the building.

4.11 It is trusted that the proposals are acceptable, however the Authority is asked to make contact with the agent for any further clarification, and to work with the applicant should any additional alterations be required before determination in accordance with the NPPF.