

Heritage Impact Statement

Grove Cottage
122 College Lane
Hurstpierpoint
West Sussex BN6 9AJ

Date: 7 March 2026

1. Introduction

This Heritage Impact Statement has been prepared to support an application for retrospective Listed Building Consent relating to the replacement of four windows at Grove Cottage, a Grade II listed building located on College Lane in Hurstpierpoint.



Photo Of The Property

The property was listed on 11 May 1983 under reference 1285568. It is a two-storey detached early 19th century cottage currently used as a private residence.

The application seeks retrospective consent for the replacement of four windows (two done by previous owner) where deterioration required replacement.

2. Site and Heritage Context

Grove Cottage is located on the West side of College Lane within the parish of Hurstpierpoint and Sayers Common in the Mid Sussex District.

The property is constructed of painted brick with a slate roof and features four chimney stacks. The principal elevations are finished in white paint, while the side elevations are painted black. The cottage sits slightly back from the road and is surrounded by residential development.

Historic England describes the building as:

“Early C19. Two storeys. Three windows. Painted brick. Slate roof. Glazing bars intact on first floor only. Round-head doorway with semi-circular fanlight and door of six fielded panels.”

The listing description provides only limited architectural detail and does not record internal features. The property has undergone a number of historic and modern alterations, including extensions and internal modernisation. These works demonstrate that the building has evolved over time while remaining in residential use.

3. Planning History

Several planning permissions have been granted for alterations and extensions to the property, including:

- 2000 - Rear two-storey extension (Ref: 00/00371/FUL)
- 2004 - Ground floor lobby/utility and rear extension (Ref: 04/01666/FUL)
- 2010 - Reconstruction of kitchen with breakfast room extension (Ref: 10/03476/FUL)
- 2016 - Removal of conservatory and replacement with single storey extension (Ref: DM/16/2235)
- 2016 - Replacement garage/garden room (Ref: DM/16/2298)
- 2017 - Replacement timber-framed garage (Ref: DM/17/0247)

These permissions illustrate that the property has been adapted over time to meet modern residential requirements and was permitted double glazed windows to replace the existing single glazed ones, in 2010 with the demolition and rebuild of the historic side extension.

4. Works Subject to Retrospective Consent

This application relates to the replacement of the following windows:

- **C1 & C2** - Two ground floor windows to the front elevation (replaced October 2022 due to severe decay)
- **A1** - First floor window to the front elevation (replaced prior to the current owners' occupation)
- **F11 & F12** - First floor bathroom windows to the north elevation (replaced prior to the current owners' occupation)

The replacement windows were constructed as timber sash windows with slimline double glazing and functional glazing bars, replicating the appearance of traditional single-glazed units.





5. Significance of the Affected Elements

The windows affected by the works are not original historic fabric.

A survey of the windows identified that:

- The majority of the windows at the property are modern replacements.
- The oldest surviving examples date from approximately 70 years ago.
- The ground floor windows C1 and C2 had extensively decayed frames and sills, having been repeatedly repaired using sealants, fillers and masonry paint
- These repairs had accelerated deterioration, leaving the windows beyond economic repair.

Secondary aluminium glazing had also been installed internally to some windows by a previous owner, which was visually intrusive and not historically appropriate.

One of the older windows (C3) has been retained in its existing condition as the previous application for replacement was refused.

6. Heritage Impact

The replacement windows have been designed to match the form, proportions and detailing of traditional timber sash windows.

The installation of slimline double glazing allows improved thermal performance while maintaining the visual character of historic glazing. The glazing units are installed using traditional putty bedding, ensuring the appearance remains consistent with historic construction.

Given that the replaced windows were later additions rather than original historic fabric, their replacement does not result in the loss of significant heritage material.

The works therefore result in no harm to the architectural or historic significance of the listed building.

7. Policy and Guidance

The proposals have been considered in relation to national planning policy and heritage guidance, including:

National Planning Policy Framework (NPPF) (2023)

Paragraph 167 encourages planning authorities to support improvements to energy efficiency in existing buildings.

Chapter 16 of the NPPF requires heritage assets to be conserved in a manner appropriate to their significance.

Paragraph 208 states that where proposals would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

In this case the works result in no harm, while delivering improvements to the environmental performance of the building.

Historic England Guidance

The proposals have been considered against Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.

This guidance recognises the importance of improving energy efficiency in historic buildings and acknowledges that measures such as slim-profile double glazing within traditional frames may be appropriate where the appearance of historic windows is preserved.

The windows installed at Grove Cottage follow this approach and maintain the historic character of the building.

8. Conclusion

Grove Cottage is a Grade II listed building that has undergone a number of alterations over time.

The four windows subject to this application were later replacements rather than original historic fabric, had no original glass and the two that the existing owner replaced, had deteriorated beyond economic repair.

The new windows have been designed as like-for-like timber sash units incorporating slimline double glazing, ensuring that the appearance and character of the building are preserved while improving energy efficiency.

Given that:

- the replaced windows were not original features,
- the design replicates traditional sash window detailing, and
- the external appearance of the building remains unchanged,
- the works result in no harm to the significance of the listed building.

The proposal supports the **long-term conservation and sustainable use** of the property as a residential dwelling and is consistent with the policies of the **National Planning Policy Framework and Historic England guidance**.