

~ BURSTOW COTTAGE ~

HAMMINGDEN LANE, ARDINGLY, HAYWARDS HEATH, WEST SUSSEX, RH17 6SR

Alteration of existing modern extension including changes to fenestration and replacement of chimney stack with bay window.

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT



Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

September 2025



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Senior Historic Building Consultant and Researcher Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Historic Building Consultant and Researcher at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposals and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

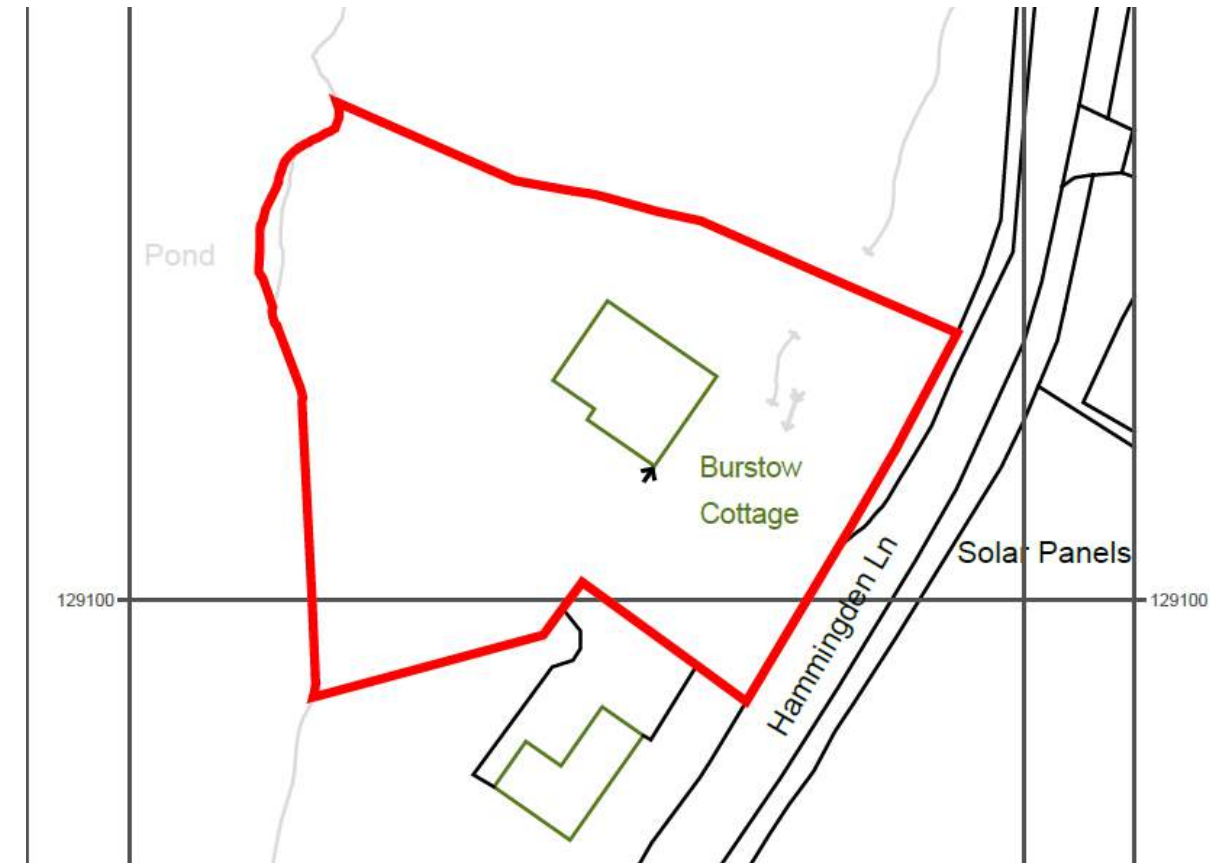
Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Burstow Cottage, Ardingly.
- 1.2 Burstow Cottage is located on the northwest side of Hammingden Lane, approximately one mile east of Ardingly, West Sussex.
- 1.3 The property is a Grade II listed building of late 17th-century origin, altered and extended during the 20th century. The most significant of these later works was undertaken in 1986, when the existing two-storey rear extension was constructed, as a replacement of a previous 20th century rear extension. This extension forms the focus of the present report.
- 1.4 In November 2024, a pre-application enquiry was submitted (ref. DM/24/2745) for proposals including a new rear extension, demolition of the existing extension's chimney stack, and associated landscaping works (including swimming pool, decking, patios, and pergola structures).
- 1.5 The Local Planning Authority (LPA) issued negative feedback, advising that the proposed works had "the potential to cause harm to the special interest of the listed building either directly, or through impact on its setting." Particular concern was expressed over the proposed removal of the modern chimney stack, considered to be harmful in that "it detracted from the appearance of the existing extension and the way it related to the original building, particularly in terms of its traditional character and roofline interest".
- 1.6 In January 2025, a formal application was submitted under references DM/25/0148 and DM/25/0150 with a revised scheme. This included the removal and rebuilding of the modern chimney, insertion of bi-fold doors, changes to fenestration, installation of a rear pergola over new decking and patio with associated landscaping, and the erection of a monopitch outbuilding for tool and log storage.
- 1.7 The revised application received similar negative feedback from the LPA, with concerns again raised about harm to the listed building and its setting. As a result, the application was withdrawn in May 2025.
- 1.8 Following this, Manorwood were instructed by the applicants to carry out an appraisal of Burstow Cottage and its setting to accompany a new application seeking Listed Building Consent for the removal of the modern chimney stack and its replacement with a bay window, together with amendments to the fenestration of the modern extension.
- 1.9 Historic maps have been consulted to better understand the development of the site. The maps are included in Section 4 of this report.



Location of Burstow Cottage.

- 1.10 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets (i.e., the listed building). It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.11 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024).

2 HERITAGE ASSETS AND DESIGNATIONS

2.1 Burstow Cottage is a statutory Listed Building designated in May 1983. The listing reads:

BURSTOW COTTAGE

Location Ardingly, West Sussex, RH17 6SR

District Mid Sussex (District Authority)

Date Listed 11th May 1983

List Entry No 1025589

Grade II

Description C18. Two storeys and attic. Three windows. One gabled dormer. Faced with weather-boarding. Horsham slab roof. Casement windows. Doorway with flat hood on brackets, low rectangular fanlight and door of 6 fielded panels. End walls red brick and grey headers.

CONSERVATION AREA AND ARCHAEOLOGICAL NOTIFICATION AREA (ANA)

2.2 Burstow Cottage is not located within the boundaries of any Conservation Area and Archaeological Notification Area (ANA).



Grade II Listed Burstow Cottage.

3 PROPOSALS

- 3.1 The scheme proposes a number of minor external alterations to the existing modern rear extension which was erected in 1980s. These changes can be summarised as follows:
- Blocking of existing ground floor window.
 - Conversion of existing French doors into single window matching existing.
 - Removal of existing chimney stack to be replaced with bay window with French doors.
- 3.2 Further details of the nature and extent of the proposed development are found in the accompanying plans, which should be read in conjunction with this report.
- 3.3 The works and their potential impact are discussed further in section 7 of this report.



Existing 1980 extension to be altered.

4 DESCRIPTION OF THE BUILDING

- 4.1 Burstow Cottage is a two-storey timber-framed house of mid- to late 17th century origin, with later alterations and extensions.
- 4.2 The principal (east) elevation is clad in white-painted weatherboarding, beneath a steeply pitched Horsham stone roof with a gabled dormer and prominent red-brick end chimney stacks. This elevation is arranged with a central entrance flanked by three-light casement windows at both ground and first floor, their slightly irregular spacing reflecting the timber-framed structure behind.
- 4.3 The west elevation was originally formed by a catslide outshot running the length of the rear, which provided service accommodation. This element was heavily reworked in the 20th century: a two-storey rear extension was inserted and subsequently replaced by the present extension in the 1980s.
- 4.4 The modern extension is entirely of brick with tile hanging to the first floor and a plain clay-tiled roof, its eaves broken by low dormers. Fenestration comprises casements and French doors of traditional style, designed to harmonise with those in the historic core of the building.
- 4.5 The north and south elevations combine exposed red brickwork with limited areas of tile hanging, the latter restricted to the outshot element. Windows here match those in the principal elevation but are smaller in scale and irregularly arranged to either side of the chimney stacks.
- 4.6 The plan is of central-passage type, with the stair located behind the entrance and principal rooms to north and south, each heated by end chimneys. The southern ground-floor room is dominated by a large brick inglenook fireplace with a chamfered bressumer beam bearing apotropaic marks, originally serving as the kitchen. The northern room, which formerly contained a smaller fireplace (now much altered), functioned as the hall or parlour. The rear catslide outshot originally accommodated service functions such as a brewhouse, washhouse, or dairy.
- 4.7 Internally, the house retains a significant amount of historic timber. The ceiling structure is composed of a large number of reused 16th century joists displaying decorative stopped chamfers of curve-stepped form. These are clearly of earlier origin and indicate substantial reuse of material from a predecessor building on or near the site. In contrast, the joists thought to be original to the existing house have simple beaded edges and no chamfer stops, a finish more characteristic of the later 17th century.
- 4.8 Throughout the interior, oak posts and wall framing remain exposed, along with rafters, tie-beams, and partition walls showing mortises and redundant joints, which indicate further incorporation of reclaimed timber. The attic is largely open, revealing the roof structure which is formed by staggered butt purlins, indicating the mid- to late 17th century origin of the building.



East and south elevations (left) and north and 1986 extension (right) of Burstow Cottage.



Photo of the pre-1986 modern extension (left) and the existing 1986 extension (right).



Apotropaic marks found on the inglenook's bressummer.



Examples of exposed framing throughout the house. Note the presence of empty mortices which indicate reclaimed timber.



Late C17 beaded joists (left) and C16 joists with curve-stepped chamfer stops (right).



Inglenook serving the former kitchen (left) and altered fireplace serving the former parlour (right).

5 HISTORIC CONTEXT

- 5.1 The parish of West Hoathly and the wider Ardingly area are notable for their high concentration of timber-framed houses of the 16th and 17th centuries, reflecting the prosperity of the High Weald during this period. The economy was based on a combination of small-scale farming, ironworking, and woodland management, providing both the wealth and the materials for substantial vernacular dwellings.
- 5.2 Burstow Cottage fits within this tradition as a mid- to late 17th-century house built to a central-passage plan with end chimneys — a form which replaced the earlier open-hall houses of the Weald. The provision of a large kitchen fireplace and a parlour with a smaller hearth reflects the emerging division of domestic space by function and status. The catslide outshot at the rear provided additional service accommodation, a common development in the period as households required dairies, washhouses, and brewhouses.
- 5.3 The extensive use of reused timber in Burstow Cottage is particularly noteworthy. The inclusion of numerous 16th-century joists with decorative stopped chamfers suggests that the house was erected as a replacement for an earlier dwelling, recycling materials that retained structural integrity and perhaps also symbolic or economic value. Such practices were not uncommon in the Weald, where the abundance of timber made rebuilding viable, but where thrift and custom encouraged the reuse of sound timbers. The survival of apotropaic (ritual protection) marks within the building adds an additional dimension, providing evidence of contemporary popular beliefs and the spiritual protection of domestic space.
- 5.4 The external weatherboarding is also characteristic of Sussex and Kent houses, often applied or renewed in the 18th century to protect timber framing and modernise appearance. The chimneys show evidence of 19th-century repair, consistent with a period of agricultural improvement and cottage modernisation across the region. The later 20th-century extension reflects continuing adaptation, though it does not contribute to the historic character or special interest of the house; its impact is considered neutral.
- 5.5 Cartographic evidence from the 1842 Tithe Map through successive editions of the Ordnance Survey (1874–1971) illustrates the continuity of Burstow Cottage as a named dwelling within its wooded setting. The 1842 map confirms its established presence with an associated outbuilding to the rear (possibly a privy or wash house). By 1874, the cottage is explicitly labelled “Burstow,” marking it as the focal point of a small hamlet or place-name. Subsequent OS maps (1896 and 1909) show little alteration to the core footprint, underlining the survival of the historic fabric. Later editions (1955 and 1971) record changes to the rear range, consistent with the documented alteration of the earlier outshot by a modern extension, later replaced in 1986 by the existing extension. This mapping evidence reinforces the significance of the well-preserved 17th century core, whilst charting the gradual adaptation of the property to modern domestic requirements.

5.6 The name “Burstow” may hint at a historic connection with the nearby Surrey parish of that name, perhaps reflecting landownership or tenancy ties such as with the Burstie family, for whom there is documentary evidence of residence in the Ardingly area during the late 16th and early 17th century. Further research would be needed to confirm a direct link, but the association raises the possibility of continuity of landholding or occupation that predates the present structure.

5.7 Today, Burstow Cottage stands as an instructive example of the development of a modest vernacular house in the High Weald, illustrating the transition from open-hall traditions to more compartmentalised and service-oriented domestic planning, whilst also preserving material evidence of an earlier building on the site.



Detail of West Hoathly Tithe Map showing Burstow Cottage, 1842 (TheGenealogist).



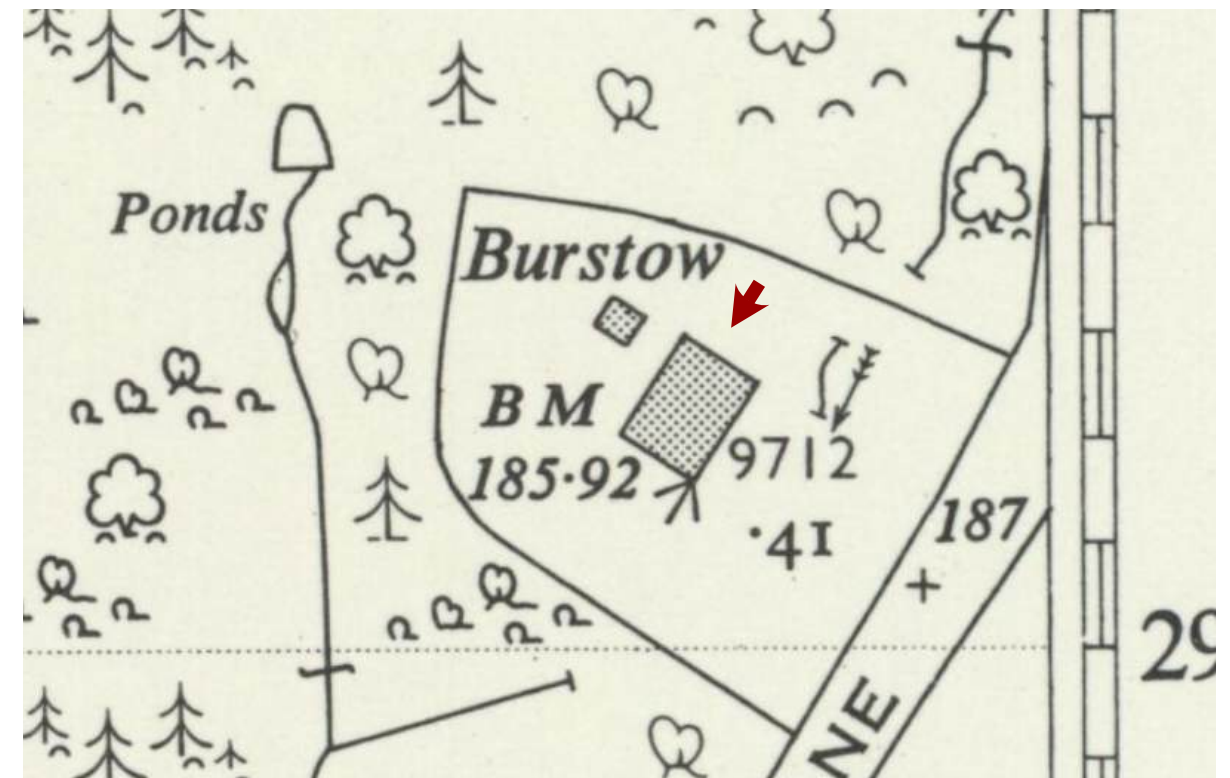
Detail of Ordnance Survey showing Burstow Cottage, 1874 (National Library of Scotland).



Detail of Ordnance Survey showing Burstow Cottage, 1896 (National Library of Scotland).



Detail of Ordnance Survey showing Burstow Cottage, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Burstow Cottage, 1955 (National Library of Scotland).



Detail of Ordnance Survey showing Burstow Cottage, 1971 (National Library of Scotland).



Satellite View of Burstow Cottage, 2021 (© Google Earth).

- 6.1 The following is an assessment of the significance of Burstow Cottage according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.
- 6.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the Listed Building and its setting, and where possible, to take opportunities to enhance their special interest.

EVIDENTIAL VALUE

- 6.3 Evidential value is described by Historic England as “physical remains” and “evidence of past human activity” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.
- 6.4 Burstow Cottage holds high evidential value as a well-preserved example of a mid- to late 17th century timber-framed dwelling. Its central-passage plan, staggered purlin roof, and end chimneys provide tangible evidence of the transition from earlier open-hall houses to more compartmentalised domestic forms in the Weald.
- 6.5 The reuse of 16th century timbers, particularly chamfered joists with decorative stepped stops, demonstrates the practice of recycling structural materials from an earlier house, suggesting a predecessor on or near the site.
- 6.6 Internally, the survival of original beaded joists, inglenook fireplace, wall framing, and exposed carpentry techniques preserves evidence of construction methods, domestic arrangements, and later adaptation. The presence of apotropaic marks (ritual protection marks) enhances the evidential value by offering direct insight into the beliefs and practices of past occupants, making the cottage a valuable source of information on vernacular building traditions and domestic life in the High Weald.

HISTORICAL VALUE

- 6.7 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.
- 6.8 The cottage has strong illustrative historical value as part of the long tradition of vernacular building in the Weald, reflecting the agricultural and woodland-based economy of the 17th century.
- 6.9 Its form illustrates the social changes of the period, particularly the increasing separation of kitchen and parlour functions, and the provision of service outshots to house dairies, brewhouses, and washhouses.

- 6.10 The presence of apotropaic marks deepens this historical value by embodying intangible aspects of past culture, specifically popular beliefs in spiritual protection.
- 6.11 The 1980 rear extension demonstrates the continuing adaptation of the cottage to modern needs, though it does not contribute to the building’s historic character or special interest.
- 6.12 The possible link between the name “Burstow” and the Burstie family, recorded locally in the late 16th and early 17th centuries, adds associative value, although further research would be required to confirm a direct connection.

AESTHETIC VALUE

- 6.13 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 6.14 Burstow Cottage possesses considerable aesthetic value as a characteristic and picturesque example of a Sussex vernacular house. The white-painted weatherboarding, steep clay-tiled roof, prominent end chimneys, and slightly irregular fenestration together contribute to its visual appeal and local distinctiveness.
- 6.15 Internally, the exposed oak timbers, large inglenook fireplace, and irregular carpentry create a highly textured and atmospheric interior. The layering of reused 16th century fabric with later 17th century finishes adds depth and interest to the building’s aesthetic character.
- 6.16 The 1980s rear extension is designed in a sympathetic manner, but it does not enhance or diminish the building’s aesthetic significance, and its impact is therefore neutral.
- 6.17 The building’s setting, within a rural plot at Ardingly, enhances its visual qualities and preserves its legibility as a historic vernacular dwelling.

COMMUNAL VALUE

- 6.18 Communal value “derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.
- 6.19 Whilst specific communal associations are not currently documented, Burstow Cottage nonetheless contributes to the collective heritage of Ardingly and West Hoathly parish, where timber-framed houses form a key part of the settlement’s historic character. As an example of vernacular architecture, the cottage embodies regional identity and contributes to the public’s understanding and appreciation of the High Weald’s domestic past.

7 IMPACT ASSESSMENT

7.1 This section appraises the impact of the proposed works on the Grade II listed Burstow Cottage. The proposals are confined to the 1986 two-storey rear extension and comprise:

- Removal of the decommissioned chimney stack;
- Insertion of a painted timber bay window with French doors in its place;
- Blocking one ground-floor side window; and
- Replacing the south-elevation French doors with a matching casement window.

Replacement of 1986 Chimney Stack with Bay Window.

7.2 The existing rear chimney is a non-historic feature belonging to the 1986 rear extension. It does not form part of the 17th century fabric, nor does it contribute to the evidential or historical values of the listed building as noted in Section 5 of this report. Its removal will not affect any significant fabric or plan form of the historic core.

7.3 From a historical standpoint, the loss of the modern chimney stack does not compromise the architectural legibility of Burstow Cottage. In the medieval and early modern periods, domestic buildings were frequently extended by the addition of cross-wings, yet these did not invariably terminate with a gable-end chimney. Where heating was provided, chimneys were often placed to the side of the cross-wing, rather than occupying the gable end. The assumption that every rear extension should terminate in a chimney stack is therefore not historically accurate nor essential to understanding the evolution of vernacular houses such as Burstow Cottage. In this context, the 1986 stack is an arbitrary and inauthentic device, whose removal would not diminish but rather clarify the architectural relationship between the historic core and its later extension.

7.2 It is also important to recognise that chimneys in historic domestic buildings were never added to provide visual interest or architectural character, but as functional elements for heating and cooking. To retain a modern chimney stack that serves no purpose risks turning it into a purely decorative device, which is inconsistent with the way vernacular buildings evolved. Just as a historic cross-wing extension would not have included a chimney unless one was required, so too it is appropriate in this case to remove a redundant, non-functional stack. Its loss will not diminish the architectural integrity of Burstow Cottage; on the contrary, it avoids perpetuating a false narrative by ensuring that all visible chimneys on the building are authentic, functional features of the historic core.

7.3 Concerns have previously been raised by the Local Planning Authority that the chimney provides “traditional character and roofline interest.” It is important to emphasise, however, that the roofline of a vernacular house of this type was historically defined by its end chimneys, with a modest single-storey catslide service outshot to the rear. In townscape and architectural terms, the current stack competes with the cottage’s two historic end stacks (the true primary vertical elements) thereby confusing the hierarchy and legibility of the building. A third, rear stack on a modern block misreads the typology of the house, which originally had a single-storey rear catslide service outshot and principal end stacks. Its removal reduces vertical bulk and restores the clear reading of the historic chimneys as dominant features, avoiding perpetuating a false narrative.



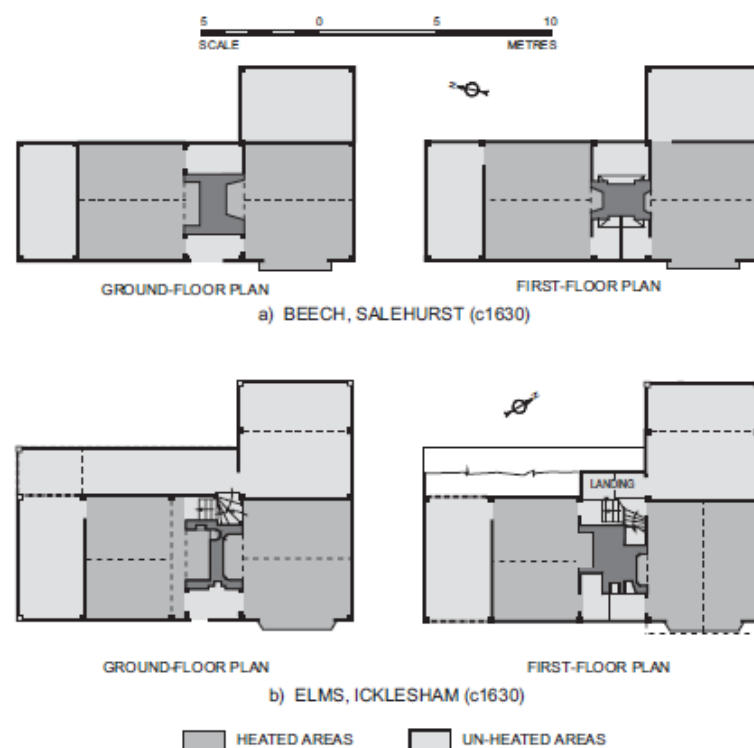
Modern chimney stack to be removed and replaced with bay window.



Kitchingham Farmhouse (East Sussex): front elevation showing earlier house (right) and C16 unheated cross-wing (left).



Pondhead Farmhouse (Surrey): rear elevation showing earlier house (left) and C17 unheated cross-wing (right).



Plan of two houses with later added unheated cross-wings. Obtained from Early-Modern Housing in the Eastern High Weald, 1570 - 1750, David and Barbara Martin and Christopher Whittick with Jane Briscoe.

- 7.4 Furthermore, an assessment of views from the public realm demonstrates that the stack is scarcely visible. The photographs included in this Section illustrate that from the principal approach along Hammingden Lane and from the gated entrance and private driveway, the roofline of the rear extension (and by extension the chimney stack) is either entirely screened by the main range of the building or only partially glimpsed at oblique angles.
- 7.5 The legibility of the building's historic roofscape, dominated by the Horsham stone roof and the prominent end chimneys of the original cottage, is unaffected by the presence or removal of the modern stack. This also demonstrate that the main roofline of the building as appreciated from its setting is only formed by the roof over the principal range and its flanking chimney stacks, which denote the building's true and original form. As a result, the stack makes little to no contribution to the setting, roofline interest, or appreciation of the listed building when experienced from the public realm.
- 7.6 The removal of the modern stack and its replacement with the proposed bay window will result in a structure that occupies virtually the same footprint but is lower and lighter in form. By adopting a lead-clad flat top, the bay avoids competing with the historic roofline, while introducing a modest, garden-facing feature characteristic of vernacular adaptation. Its use of traditional materials (painted timber and lead) and appropriate proportions ensure that it sits comfortably within the overall traditional character of the building. On balance, this represents a neutral to slightly positive refinement to the appearance of the extension.
- 7.7 Suggestions have also been made by the LPA to retain the chimney in reduced form and insert French doors either side. This approach would retain competition with the historic chimneys and introduce an even busier composition of openings. By contrast, the proposed bay is smaller, quieter, and typologically appropriate in character. It is therefore the least harmful option and provides the best outcome for the listed building.
- 7.8 By refining rather than enlarging the 1986 extension, the proposal respects the modest scale of the historic cottage and reinforces the primacy of the 17th century core of the building. It does not cause harm to the special interest of Burstow Cottage, but instead modestly enhances the coherence and subservience of the rear extension.
- 7.9 On balance, the proposal is therefore considered to result in no harm to the character, fabric, or special interest of Burstow Cottage, since the works are confined to non-historic fabric. The proposal will also improve the legibility of the building's historic form, and is consistent with national and local policy requiring change to listed buildings to be sympathetic, honest, and subordinate.

Blocking One Modern Side Window

- 7.10 Blocking the modern flank window (1986 fabric) simplifies the composition, reduces visual clutter, and rationalises fenestration with no loss of historic fabric.
- 7.11 As a result, the blocking of the window will not cause any harmful impact on the character and special interest of the building.

Replacing of French Doors with Window

- 7.12 Replacing the French doors with a matching timber casement on the south elevation introduces balance and calm to the rear extension, decreasing the number of large openings and thereby reinforcing subservience to the historic core.
- 7.13 This intervention is also limited to the 1986 meaning the fabric to be lost is modern and of no merit. The new window will match the existing casement window in the north elevation preserving the character of the building.
- 7.14 All works are confined to the neutral 1986 extension; no historic fabric or plan form of the 17th-century core is affected. By removing an incongruous, competitive vertical element and simplifying fenestration, the proposals improve legibility of the listed building's true form (central-passage plan with end chimneys and an originally single-storey catslide service outshot). The outcome is no harm to the asset's significance and a modest enhancement to the extension's coherence and subservience.



View of Burstow Cottage from its private driveway. Note the modern stack is partially visible.



View of Burstow Cottage from gate. Note the modern stack is not visible.



View of Burstow Cottage from Hammingden Lane. Note the modern stack is not visible.

- 8.1 The proposed scheme of works is based on a thorough understanding of the significance of the listed building, its historic development and significance and has been informed by site visits and desk-based research.
- 8.2 This report has demonstrated that the existing modern chimney stack makes a neutral contribution to the character and special interest of the building. As a result, its removal and replacement with a bay window of traditional style will preserve such character and special interest.
- 8.3 The alteration of the ground floor fenestration of the existing modern extension will not affect the character and special interest of the building since it will not result in the loss of historic fabric and new fenestration will match the existing.
- 8.4 As a whole, the proposed alterations are considered to preserve the character and special interest of the building since the historic core will remain unaltered.
- 8.5 The proposal is, therefore, compliant with respect to the Planning (Listed Buildings and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Mid Sussex Local Plan.

APPENDIX: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan 2014 – 2031

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. Mid Sussex District Council adopted the Mid Sussex District Plan 2014 – 2031 as a Development Plan Document at its meeting on 28th March 2018. It replaces the Mid Sussex Local Plan 2004.

Policies PD34 and PD35 of the Mid Sussex District Plan relate to listed buildings and heritage assets, and Conservation Areas. They are, therefore, considered relevant to this proposal:

Policy DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

APPENDIX: LEGISLATION AND POLICY CONTEXT

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.



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