

**GIBBSHAVEN GRANARY AND BARN
FURNACE FARM ROAD
FELBRIDGE
MID SUSSEX**

HERITAGE ADDENDUM NOTE

Introduction

In June 2020, Cotswold Archaeology were commissioned by Grassroots Planning Ltd to prepare a heritage addendum note with regard to the Grade II Listed Barn to the south east of Gibbshaven Farmhouse (NHLE: 1025567) and granary (hereafter referred to as 'the Barn' and 'the Granary'). The Barn and Granary form part of the farmstead known as Gibbshaven Farm, situated c.2km east of Felbridge (Figure 1). The farmhouse, the Grade II Listed Gibbshaven Farmhouse (NHLE: 1182392) is situated 14m north of the Barn.

Planning permission (Ref: 09/01158/FUL) and Listed Building Consent (Ref: 09/01157/LBC) were granted with conditions by Mid Sussex Council, the Local Planning Authority, in 2009 for the conversion of listed barn to create residential dwelling and listed granary to provide ancillary accommodation and parking. The applications were supported by a Justification Statement (Lewis 2009).

The period in which the development was consented for as stated within Condition 1 expired and subsequently a further Listed Building Consent (Ref: 13/03172/LBC) and Planning permission (Ref: 13/03171/FUL) were submitted and approved in November 2013 for the conversion of listed barn and granary buildings at Gibbshaven Farm to 'create residential dwelling and ancillary accommodation and parking respectively. Reinstatement of an historic access road to serve the resulting residential buildings on the site with a new hardstanding to provide additional parking'. This application was supported by a heritage statement (Lewis 2013). Condition 1 of the approval stated that 'the works to which consent relates shall be begun not later than 3 years from the date of this consent. Reason: to comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990'. This period has now expired and a new planning application and Listed Building Consent application are to be submitted. The current proposals for the conversion of the Barn and Granary are identical to the proposals previously granted Planning and Listed Building Consents in 2009 and 2013. It is noted that applications for Listed Building Consent (DM/18/4839) and Planning

permission (DM/18/4839) were made in November 2018 for the scheme described above and were subsequently withdrawn in June 2019.

The aim of this note is to provide an updated assessment of likely development effects upon the Barn and Granary as well as on the Grade II Listed Gibbshaven Farmhouse through development within its setting, in the context of current planning policy and guidance, which has been revised since the production of the previous Heritage Statement in 2013. This note should be read alongside the previous Heritage Statement (Lewis 2013) and Justification Statement (Lewis 2009).

This note has been informed by a review of available sources of information, including:

- The relevant elements of the 2013 Planning (Ref: 13/03171/FUL) and Listed Building Consent (Ref:13/03172/LBC) applications, including the Heritage Statement (Lewis 2013), the delegated report and the decision notice;
- Comments from the Conservation Officer in relation to the withdrawn Planning and Listed Building Consent dating to 2018;
- Details of the proposed development
- National and local planning policy and guidance; and;
- A site visit undertaken on 30th June 2020.



Figure 1: Site Location Plan

Planning Policy and Guidance

In the course of the review, it has been established that a number of documents which guided the preparation of the original Heritage Statement have been superseded or revoked, with new guidance issued, and this note presents below a summary of the changes, in order to allow consideration of potential impacts upon the Grade II Listed Buildings in line with current planning policy and guidance.

Legislation, planning policy and guidance are discussed in section 3.0.0 and Appendix 3 of the Heritage Statement (Lewis 2013). Documents which have been amended since the production of the Heritage Statement are discussed below.

National Planning Policy Framework

The Heritage Statement (Lewis 2013) had been prepared in the context of 2012 National Planning Policy Framework (NPPF). The NPPF was updated in February 2019. It is considered that the main policies within the revised NPPF reiterate the policies of the 2012 edition, and as such the new policies pertaining the historic environment do not affect the conclusions presented within the Heritage Statement. However, some references have changed and those of key importance to this heritage addendum are summarised below.

Section 16: 'Conserving and enhancing the historic environment' aims to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a holistic and consistent approach to conserving the historic environment. Heritage assets include designated and non-designated sites, and policies within the NPPF relate to both the treatment of heritage assets themselves, and of their settings, both of which are a material consideration in development decision making.

Local planning authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be proportionate to the importance of the assets, and no more than sufficient to understand the potential effects of the proposal on their significance.

The key tenets of the NPPF are that:

- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be (Paragraph 193);

- significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to the significance of designated assets should require clear and convincing justification. Substantial harm to, or loss of, a Grade II listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (Paragraph 194);
- where proposed development 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 (Paragraph 196); and
- with regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 197).

Historic England Advice Notes in Planning

Since the production of the statement, advice has been issued, including HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019), which provides further guidance on the assessment of the significance of heritage assets in planning context. The previous Heritage Assessment is considered to provide a robust assessment of the significance of the Grade II Listed Barn and the Grade II Listed Gibbshaven Farmhouse, including the contribution made by their setting.

GPA 3: The Setting of Heritage Assets

The Second Edition of the Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, was published by Historic England in 2017. This document provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. There was no specific guidance relating to managing change within the settings of heritage assets when the initial 'Justification Statement' was produced in 2009. When the revised Heritage Statement was produced in 2013, English Heritage's guidance 'Seeing the History in the View: A method for assessing Heritage Significance within Views' and 'The Setting of Heritage Assets' provided a method for understandings and assessing heritage significance

within views alongside the management of change within the setting of heritage assets. This document was superseded by the first edition of GPA3 which provided full guidance on managing change within the settings of heritage assets.

Whilst the previous Heritage Statement did not strictly follow the methodology for assessing the management of change within the settings of heritage assets as outlined in GPA3 the previous Heritage Assessment provided a detailed account of the historic development of Gibbshaven Farm alongside an account of the character and appearance of the Listed Buildings taking consideration of their immediate setting and this part of the assessment corresponds with an account of the 'physical surrounds' and 'experience' of the heritage assets as described within the methodology set out in GPA3. The Heritage Assessment assess the impact of the proposed conversion on the setting of the Grade II Listed Gibbshaven Farmhouse as well as an assessment of the proposed alterations to the entrance drive and construction of areas of parking on the character, appearance and significance of the designated heritage assets within the Site. The assessment of the impact of the proposals upon the heritage assets through alteration of their setting, provided within the Heritage Statement is considered to be robust and the conclusions are not affected as a result of the changes in methodology outlined in current guidance document.

Local Planning Policy

In March 2018, Mid Sussex Council adopted the new Local Plan, including the following policy pertaining the historic environment:

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.

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.

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.

The previous Heritage Statement was undertaken in the context of the saved planning policies of the Mid-Sussex Local Plan and specifically Policy B10. The wording of Policy DP34 largely reflects the content in the previous policy (B10) with the only notable difference being the first point of Policy DP34 which requires the demonstration of a thorough

understanding of the significance of the Listed Building and its setting, which is proportionate to the importance of the building and potential impact of the proposal. Although the previous Heritage Statement was not undertaken in the context of Policy DP34, it is considered that it provides a thorough account of the historic development of the Barn and Granary in the context of Gibbshaven Farm which allows for a thorough understanding of its significance and thus provides an informed impact assessment of the impacts of the proposal upon the identified significance. Given that the previous Heritage Assessment provides a thorough assessment of the significance of the Grade II Listed Barn and its setting and that the content of Policy DP34 does not differ from the Policy applied within the previous Heritage Statement it is considered that the adoption of the New Local Plan and changes to the saved policies do not affect the conclusions of the previous Heritage Statement, as these were taken into consideration in the Statement.

The Committee Report prepared by the Council's Case Officer, has acknowledged that the Built Heritage Statement considered that the Grade II Listed Barn and Grade II Listed Gibbshaven Farmhouse form a distinctive group of considerable historic and architectural interest and the main consideration was whether the development proposals would adversely affect the historic or architectural character of these Listed Buildings. The Delegated Report concluded that the proposed works would 'preserve their architectural and historic character and appearance, the application is therefore considered to comply with Policy B10 of the Mid Sussex Local Plan and the objectives of the NPPF.

Heritage Statement

The Heritage Statement prepared as part of the Listed Building Consent and Planning Applications in 2009 and 2013 included assessment of historical development of Gibbshaven Farm alongside a detailed analysis of the fabric of the Grade II Listed Barn to provide a thorough assessment of its significance alongside the contribution of setting to its significance, and the development effects. The Heritage Statement states that 'barns built throughout the 17th century and well into the 18th century often used the same technology as the earlier hall-houses which by then had fallen completely out of fashion. The barn at Gibbshaven is a typical example (of this form of construction) dating from the 17th century'. The Barn at Gibbshaven Farm appears to have been built at some stage between 1597 and 1772 and is therefore a mid-period surviving example of an oak framed barn with the granary being contemporary to the construction of the Barn. The Statement concluded that the proposed alterations and associated conservation of the Barn and Granary would continue

the inevitable history of change that will secure the buildings future' (i.e. the proposals are the optimum viable use for the buildings). The proposals to convert the Barn to residential use would result in the reduction of the principal volume of the barn from four bays to three bays but the character and appearance of the Barn will be retained and will remain appreciable. The proposals to convert the granary would result in some limited impact through the addition of glazing, however the Heritage Statement concluded that the essential character and appearance of the granary would be maintained and its conversion would ensure the buildings longevity through its sensitive conversion.

The Heritage Statement also provided an assessment of the contribution of setting to the significance of the designated heritage assets and the impacts upon this significance through alteration of their setting. The assessment stated that the layout, character and appearance of Gibbshaven Farm has been subject to a series of changes, especially during the 20th century when suburban development occurred to the west of the farmstead and a road was diverted to provide access to this development. The components of the immediate farmstead were considered to contribute to the significance of the designated heritage assets with the Heritage Statement concluding that the buildings 'form an attractive cluster of buildings, well-spaced from each other and enhanced by some fine mature trees in an attractive, open, rural environment'. The Heritage Statement identified that the conversion of the Barn and Granary would result very limited change which was not considered to be detrimental to the significance of the Listed Farmhouse, Barn and granary. In relation to the proposed access and areas of hardstanding the Heritage Statement concluded that these would result in change to the immediate setting of the Listed Buildings but would not result in harm to the components of the immediate setting which contribute to their significance. The assessment concluded that any harm resulting from changes to the setting of the Listed Buildings would be 'considerably less than substantial'.

The Heritage Statement concluded that in relation to the character and appearance of the Grade II Listed Farmhouse the proposals within the volume of the Barn would be subservient to the original Building and would not dominate nor detract from its original character and appearance. The assessment stated that 'owing to the limited changes proposed to the external appearance of either the barn or the granary there will be no detrimental effect on the setting of the Grade II Listed Barn or the Grade II Listed Gibbshaven Farmhouse'. As such, it was considered that the proposals satisfied the relevant policies of the Mid Sussex Local Plan as well as the requirements of the NPPF. The key contributors to the significance

of the Grade II Listed Barn and Farmhouse, which derives principally from their aesthetic, historic, evidential and group value, would not be affected by the proposals in any way. It was concluded that the impacts upon the significance of the heritage assets would be negligible.

The current application and development effects

Physical Effects

The development proposals are a resubmission of the proposals submitted in 2013 for the conversion of the Grade II Listed Barn and granary at Gibbshaven Farm for residential use, ancillary functions and parking alongside the reinstatement of a historic access road to provide access to the converted Barn and Granary. As the proposed development does not differ substantially from the proposals submitted and approved in 2013 it is considered that the assessment of the physical impacts of the proposals as presented within the previously approved applications remains valid, as are the conclusions of the Officer within their Delegated Report and Decision Notice. In relation to the withdrawn applications made in 2018 comments were received from the Mid Sussex District Conservation Officer who stated in relation to the conversion of the listed barn and granary, 'the existing lapsed permissions in this respect were granted within a similar policy context and within the lifetime of the current relevant Historic England guidance. The proposed alterations to both buildings are identical to the previously approved scheme and I therefore have no objections to this aspect of the proposal'.

The condition of the Barn and Granary has continued to deteriorate since the previous application was made in 2013 and emergency works have been required to provide support for the roof structure. An assessment has been undertaken by Vail Williams (Vail Williams 2020) to review the ability of the previously consented works to be undertaken without significant reconstruction or alteration of the structures. The assessment identified that further works, additional to the 2013 consented scheme, would be required to allow the conversion of the buildings to be undertaken as a result of their continued deterioration. Vail Williams concluded that the Barn and Granary remained capable of conversion with repair works that are sympathetically designed and existing material salvaged where possible and only replaced if required. Whilst additional works are likely to result in a slight increase in the loss of historic fabric, the proposals are still considered to preserve the character and appearance of the buildings and will continue to conserve and secure their futures through providing an optimum viable use.

Non-direct Impacts (alteration to setting)

As discussed within the previous Heritage Statement there have been significant changes to the setting of the Listed Buildings and Gibbshaven Farm including the division of the Site by a roadway providing access to an area of suburban housing, with the farmhouse and Granary situated north of the road and the Barn situated to the south. It was not until the late 20th century when the buildings no longer retained an agricultural use (instead becoming a private dwelling) that the road through the farmstead was re-utilised as a driveway (Photos 1 to 3) providing residential access to the farmhouse and Furnace Farm Road was re-routed to the immediate south of the Barn (Photos 4 and 5).

A comment made by the Mid Sussex District Conservation Officer in relation to the 2018 withdrawn application raised concerns relating to the subdivision of the farmstead as a result of the physical subdivision of the yard between the Grade II Listed Gibbshaven Farmhouse and the Grade II Listed Barn which would 'impact on the historic form and layout of the farmstead and the relationship between its constituent buildings'. As highlighted above and within the Heritage Statement the layout of the farmstead has been subject to significant change as a result of the diversion of Furnace Farm Road through the farmstead, such that the Farmhouse and Granary, and the Barn were situated on opposing sides of the road and were only returned to a 'farmstead' when the buildings went out of agricultural use. The insertion of a boundary along the historic road/access track between the Barn and the farmhouse is considered to be a minor change and, as stated within the Heritage Statement, as the proposals are beneficial in that they secure the future of the buildings and conserve the significance of the buildings, this change is at most very limited 'less than substantial harm'. This very limited harm should be weighed against the public benefits of the proposal, including securing its optimum viable use, in accordance with paragraph 196 of the NPPF.



Photo 1: View of Grade II Listed Barn, Farmhouse and Granary from the south-east.



Photo 2: View of the Grade II Listed Granary, Barn and Farmhouse from the north.



Photo 3: Grade II Listed Barn from the west from garden and pond area.



Photo 4: View of the southern elevation of the Grade II Listed Barn from Furnace Farm Road.



Photo 5: View east along Furnace Farm Road.

Conclusions

In summary, it can be concluded that the physical effects of the proposed development on the Grade II Listed Barn and associated granary, and the non-physical effects resulting from changes to the setting of the Grade II Listed Gibbshaven Farmhouse, granary and Barn would be no different than assessed within the Heritage Statement and considered in the Delegated Report and Decision in relation to the previous Listed Building Consent (Ref: 13/03172/LBC) and planning application (Ref: 13/031721/FUL).

The proposed development would result at most in less than substantial harm (lower end of the scale) to the Grade II Listed Barn and Grade II Listed Gibbshaven Farmhouse. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-makers to give special regard to the desirability of preserving Listed Buildings or their settings. In accordance with the National Planning Policy Framework paragraph 196, this limited harm should be weighed in the planning balance against the public benefits of the proposal including securing its optimum viable use. The previous applications were deemed acceptable in the planning balance with the Council's decision stating that the conversion secures the future of the buildings whilst preserving as much of their original character as possible. As the proposed development does not differ substantially from that submitted previously, it is considered that the previously made assessments remain valid.

References

Mid Sussex Council 2018 *Mid Sussex District Plan 2014-2031, adopted 28 March 2018*

Historic England 2008 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England 2017 *Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets, Second Edition*

Historic England 2019 Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

Lewis, D W 2009 *Town and Country Planning Act 1990 as amended, Gibbshaven Farm, Felbridge, Justification Statement.*

Lewis, D W 2013 *Town and Country Planning Act 1990 as amended, Gibbshaven Farm, Felbridge, Heritage Statement.*

Ministry of Housing and Local Government 2019 *National Planning Policy Framework*

Ministry of Housing, Communities and Local Government 2019 *National Planning Practice Guidance: Historic Environment*

Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

Vail Williams 2020 *Building Assessment, The Barn & Granary, Gibbshaven Farm, Furnace Farm Road, East Grinstead.*

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