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## HERITAGE STATEMENT AND IMPACT ASSESSMENT (GRANARY BUILDING)



**Property Address:** North Hall  
Staplefield Lane  
Staplefield  
Haywards Heath  
West Sussex  
RH17 6AS

**Client:** Darren & Jackie Stone

**Inspection Date:** 22<sup>nd</sup> July 2025

**Report Date:** 6<sup>th</sup> September 2025  
Rev 1. 17<sup>th</sup> November 2025

**Prepared by** Richard Pocock MSc MRICS

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## **APPENDIX**

## 1. INTRODUCTION

<b>Aspect:</b>	The granary building faces north
<b>Occupation:</b>	Owner occupied
<b>Persons present:</b>	Owner
<b>Weather during the inspection:</b>	Dry
<b>Inspection Limitations:</b>	None of note

### 1.1 Instructions and Rationale

This appraisal has been carried out to assess the significance and also the impact of proposed alterations to a curtilage listed structure within the immediate environs of a Grade II Listed asset. The appraisal is concerned with the process of conserving the special architectural and historic interest of the building and the character and appearance of the local area, whilst providing comment upon both elements of change and alteration to the subject building.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications including GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Local level policies have been considered with this report and include the Mid Sussex District Plan (MSDP), the Ansty, Staplefield and Brook Street Neighbourhood Plan (ASBNP), the Mid Sussex Design Guide SPD (MSDG).

Reference has also been made to Planning policy for the High Weald AONB

A site survey inspection of the property was carried out. This was limited to a non-invasive inspection of the granary itself (the house being a primary listed asset, but outside the scope of this report other than in its position and context). Background research was conducted using historic mapping databases, archived material, and through reference to freely available resources.

The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practice guides.

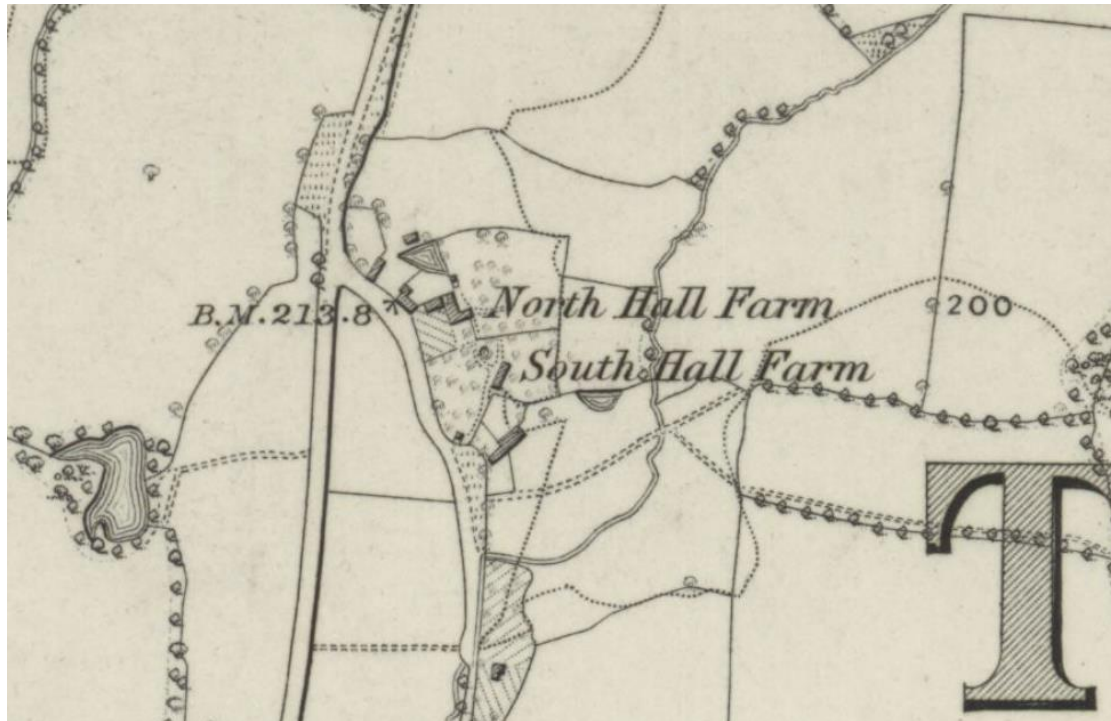
## 2. BUILDING LOCATION AND SITE INFORMATION

North Hall, being the primary asset, is located at national grid reference - TQ 27130 27076

The listed building is on a somewhat mixed alignment, with the primary historic wing north/south, but with 16<sup>th</sup> century and later elements perpendicular and spreading southwards from the older parts.

### 2.1 Mapping Context

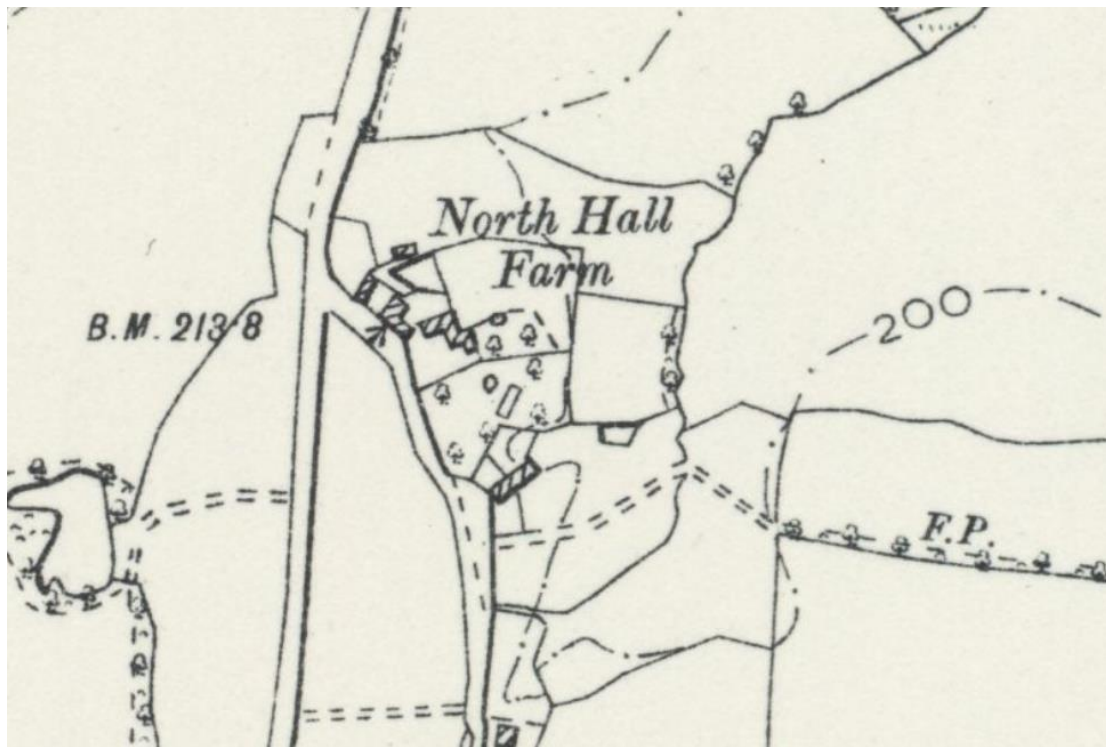
The granary is to be seen in context on various OS (or other) maps below.



1874-5

The map above depicts the farm with little change from the present day, apart from the existence of the very modern southern extension which now adjoins the building. The barn to the west is featured and also the subject granary, set into the land as it is now.

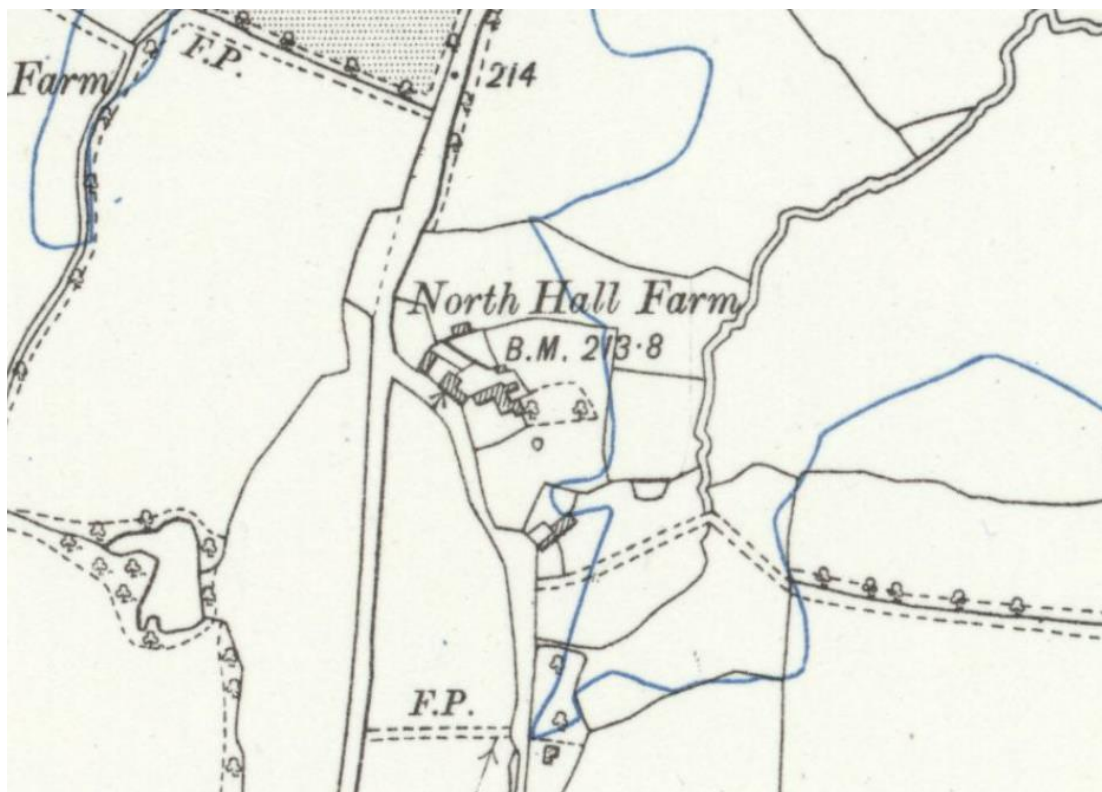
What is more interesting is the existence of a property called South Hall Farm just to the south of the present listed asset. The building to the centre, near the 'S' of South Hall Farm is likely the farmhouse, with a sizeable barn and attached low outbuilding adjacent. No trace of either structure now exists.



1896

By 1896, the farm to the south is no longer mentioned specifically. The building which was indicated as likely the farmhouse is not hatched and this often suggests that the building was disused and possibly ruinous. The other building, possibly a barn, does appear to be still in use by this date.

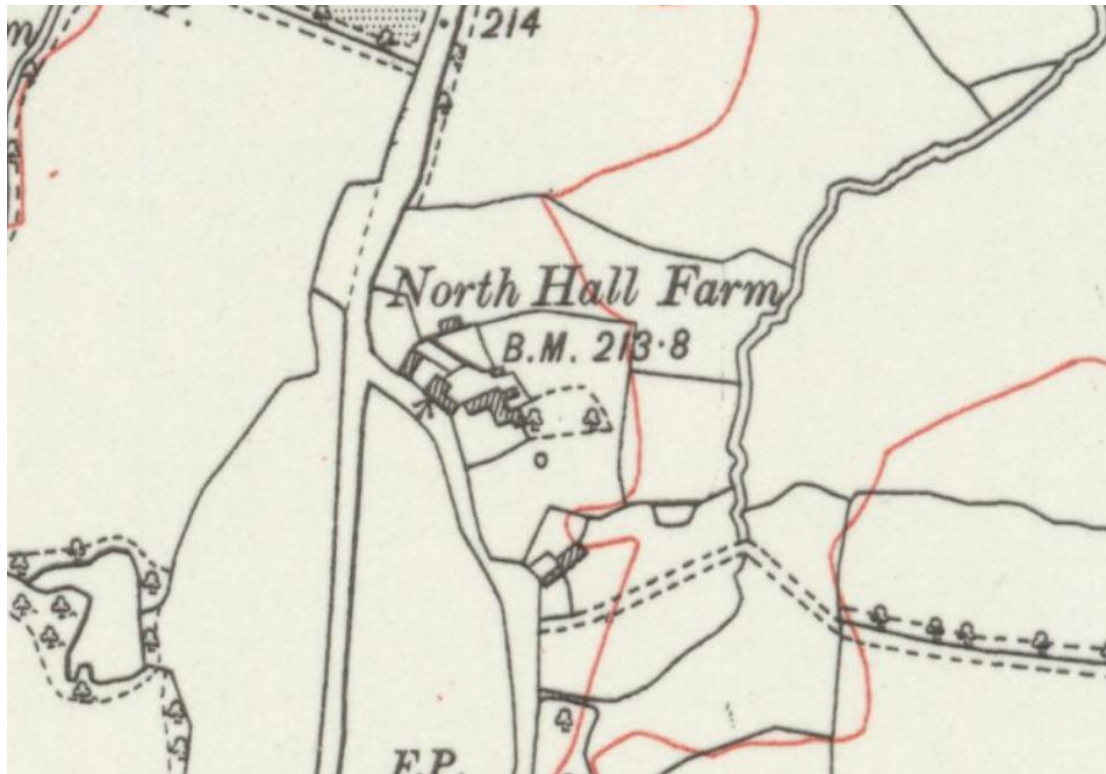
To North Hall, two small outbuildings flank the north side of the yard.



1909



By 1909, the former South Hall Farmhouse appears to be gone entirely, though the outbuilding barn seems to remain in use. No other changes are evident.



1934

The 1934 map is problematic, as its stated survey date is 1909, with only a publishing date being 1934. Certainly, no obvious changes are noted, and it seems rather likely that the map had not been updated since the previous issue.

### 3. LISTED BUILDING DESCRIPTION

3.1 The building has been designated a Grade II Listed Building by Historic England and as such forms one of the core of listed buildings in England recognised for its national importance and special interest.

3.2 **List entry No** 1354842 **Designation** Grade II

**Date Listed** 11<sup>th</sup> May 1983

#### 3.3 Description

C17 or earlier timber-framed building, refronted with red brick on ground floor and tile-hung above. Tiled roof. Casement windows. Two storeys. Three windows. Modern addition to south.

### 4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION

This report is concerned with the granary building that sits close to the north end of the primary wing of the listed asset and is the building depicted in the image at the head of this report.

The primary listed asset is an extremely interesting house, with a long history and complex developmental phasing. The first phase of development is likely 14<sup>th</sup> century in date and is an aisled open hall that is presently missing its service end (demolished at some point for an unknown reason). However, it is not the intention of this report to consider the provenance and development of the listed asset in detail, solely that the granary can be considered curtilage listed due to its position and, thereby, falling under the provisions and protection of the current listing legislation.

The granary itself is a partially masonry, partially timber framed structure built into the rising ground covering the southern part of the site. The 'granary' nature of the building is not certain due to the fact that the building is built into the land on two sides and this would negate the usual protections from vermin and dampness that would be typically necessary for grain storage, with separation from the ground and air flow underneath the grain storage floor.

The name may well be, therefore, somewhat fanciful, as the building seems unlikely to actually have been used for such a purpose.

It should also be noted that the unit apparently suffered from a fire some years ago and was partially re-built to the upper parts. Indeed, scorching can readily be seen to some retained timbers.

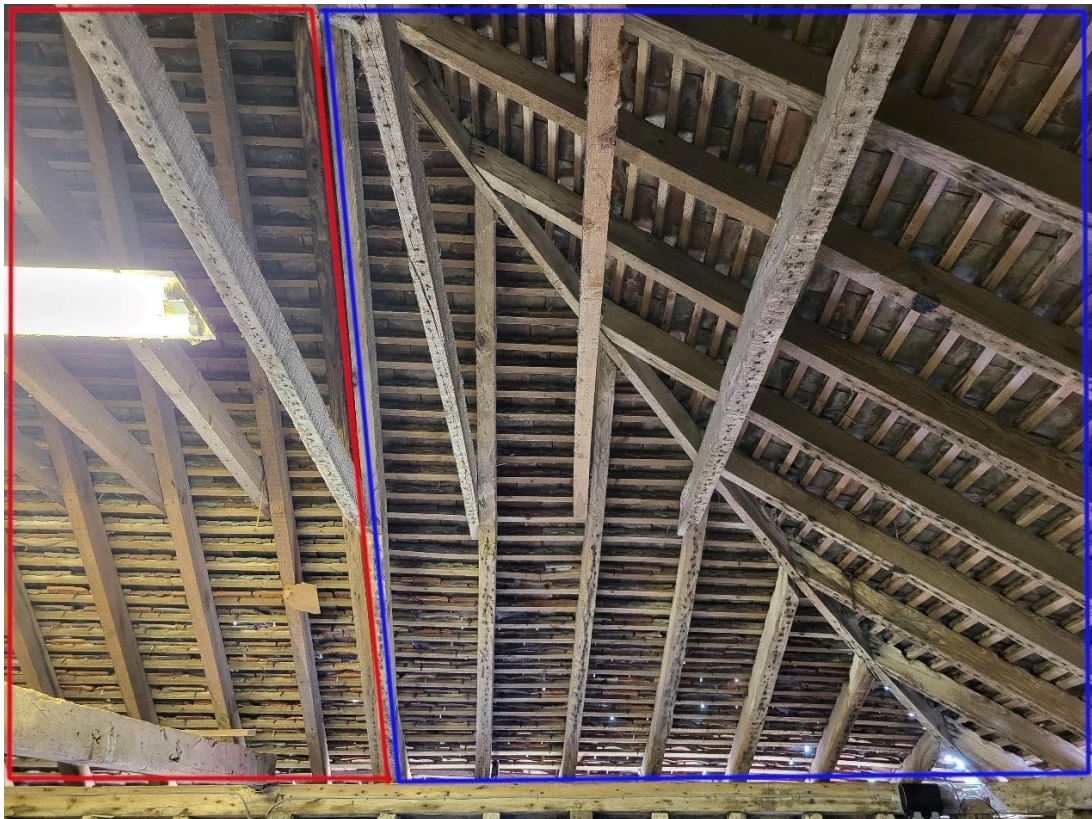


Furthermore, the modern timber framing insert elements can be identified quite easily to the northwest corner of the upper room (below). Nine stud bays of the wall structure have been affected on the north and west sides of the building (marked out in red below).





The roof from the seventh rafter in from the eastern end is also modern, with the lateral tie at the western end also being a modern replacement (the replacement being marked out in red below and the original in blue).





A view of the entire roof structure is also picked out as above, with the retained historic tie in blue.



The western bay floor beneath is also modern, along with sections of the affected wall plate.





It is further noted that, presumably during the fire reinstatement work, the wall plate along the south wall was also replaced (retaining all historic bearings). The rear section of brick retaining wall was also clearly rebuilt and the wall plate strapped to it with galvanised straps.



Again, the modern material is highly evident, and identification is very clear.

### **Walls**

The lower parts are formed from masonry, with a mixture of both dressed stonework and coursed brick masonry.





It is suspected that the east wall may, in part, be older than the remaining structure, especially in respect of the very finely coursed stone masonry to this section of wall, though the blue glazed header decorated brick masonry along the top coursing to make up the level difference may relate to the sequencing of the primary build of the granary itself.



Other wall elements are brick masonry (with some evident modern rebuilt openings to form the present large ground floor doors).

Whilst there are elements of frontage brickwork on view that are older than the present projecting frontage, they are cut back and clearly show that the existing north west end door is a later insertion into a widened opening.

The upper timber framed wall elements are fabricated in a manner consistent with a later 18<sup>th</sup>, or early 19<sup>th</sup> century date, with fairly close vertical studs underneath wall plate rails and with diagonal braces intersecting the studs. This type of framework is very typical of this era.

Furthermore, the entire framework is softwood. It is imported Baltic pine and there are numerous very distinct, but mostly incomplete import marks on many of the timbers.





Analysis of the marks suggests a minimum of two origins for the timber, with some appearing to be 3<sup>rd</sup> grade lumber originating from Stettin in Poland and some being probably from either Riga, or Danzig, though the marks in some cases are indistinct as to the origin, but with some indication of grading.

The timber has been cut down from the baulks, meaning that the marks are only partial, making identification somewhat problematic.

There is ample evidence that the walls were previously covered with lath and plaster, something that would be further at odds with this being related to grain storage.

Consideration of original use is concluded at the end of this section.

## Floors

The first floor area is a timber joisted floor that is supported by reclaimed hardwood salvaged girders with radiating joists of varying type.





It is notable that the fire also required the end western bay floor to be almost wholly renewed. However, the remainder is original apart from a single area of later repair (probably due to water damage). In the modern era, the floor has been re-covered with sheet boarding over the joists and also the joists have been superseded with additional softwood furring examples set between the existing joists. This has meant that the actual structure has been retained in situ where possible and much of this work could have coincided with the reinstatement from the fire.

The reclaimed girders are spine beams with joists merely set in rebates to the top face. At least one of these beams can be identified as a former wall plate of a building, with the rafter feet cut outs evident.

Some additional support is now in place, with in-line sub floor support beams held up with cast iron piers. These are recessed into the flank walls and were clearly designed to be a permanent addition when installed. The installation of this floor support is of an unknown date, but appears to be prior to the fire reinstatement.





The floor to the ground floor element is a heavily patched modern concrete surface and of immediate significance.

### **Windows and Doors**

There are a number of openings, though there has been evident change in the position of both windows and entry doors, along with later replacement of fenestration with reclaimed examples which did not come originally from this building.

The rear south first floor window is a reclaimed likely late 19<sup>th</sup> century wrought iron casement, rather loosely and poorly inserted into roughly infilled studding probably sometime in the mid 20<sup>th</sup> century.



The window does not properly fit the reveal and no attempt has actually been made to ensure a proper fit. Gaps are evident and this is clearly a later aesthetic insertion.



The sill insertion is a piece of very modern softwood.





What is immediately evident is that there is no continuation of studs in this section of wall under the wall plate and there is evidence of shallow face mounted hinges and a rebate for a lock plate, with insertions that extend lower than the present sill, denoting this as a former doorway that has been enclosed as a later window opening.







This, then, has a bearing upon the exterior cladding of the unit. As the cladding is consistent and cut neatly around the window, it would appear that the cladding may actually postdate the introduction of the window.

The present entry door is also a later addition. There is clear evidence of the wall studs continuing across this area and the door is cut into these stud positions.



The door itself is a typical brace and ledge type door and dates from the early to mid 20<sup>th</sup> century at the earliest.





The two front windows are both inserted very modern softwood casement windows. However, the reveals into which they are inserted are both contemporary with the initial build phase and also show that these were both original openings. The fenestration types originally used are now not possible to consider. There is no indication from study of the inner reveals, or sill/rail.



The doors to the far north west end frontage are of a similar date, but the building was not fully extended in the modern era across the front and only a partial projecting garage type entry was created.





In respect of the lower floor, the entire projecting entry door extension is modern and probably around 50 years old at the most. The roof structure over the doorway opening is treated modern softwood framing, with steel bearing supports on the built out brick piers.





The adjacent garage doors are early to mid 20<sup>th</sup> century in date and have also been inserted into a widened opening where the original brickwork has been cut back and partially re-built.



### **Conclusion and Consideration of Original Use**

The original use of this building is conjectural. Build phasing suggests that at least the east wall may have been in existence prior to the present structure being in place, though there does not appear to be any evidence to suggest that when the upper timber framed elements were added, there were any preceding phases which relate to a single storey iteration of this particular building. The building seems to have been fabricated as a two storey structure from the outset – perhaps utilising that one wall to build off from. It is certainly notable that this east wall is significantly different in structure to the remainder of the building and sandstone elements to the west wall are not nearly so finely coursed and are considered not of the same vernacular as the east wall.

Brickwork, where unmolested by modern alteration, is consistent in type, with blue glazed header elements and brick sizes to suggest a single phase development and brickwork looks to have been added to the east wall as a levelling course to allow the timber frame to be built off from the stone wall and for the subsequent first floor to be at a level where the retained land to the south might enjoy a level door entry threshold (where the present re-claimed window now has been inserted). The use of a levelling course again suggests that this finely coursed stone wall preceded the present structure. However, the nature of any previous use, or build phasing for this wall is wholly conjectural.

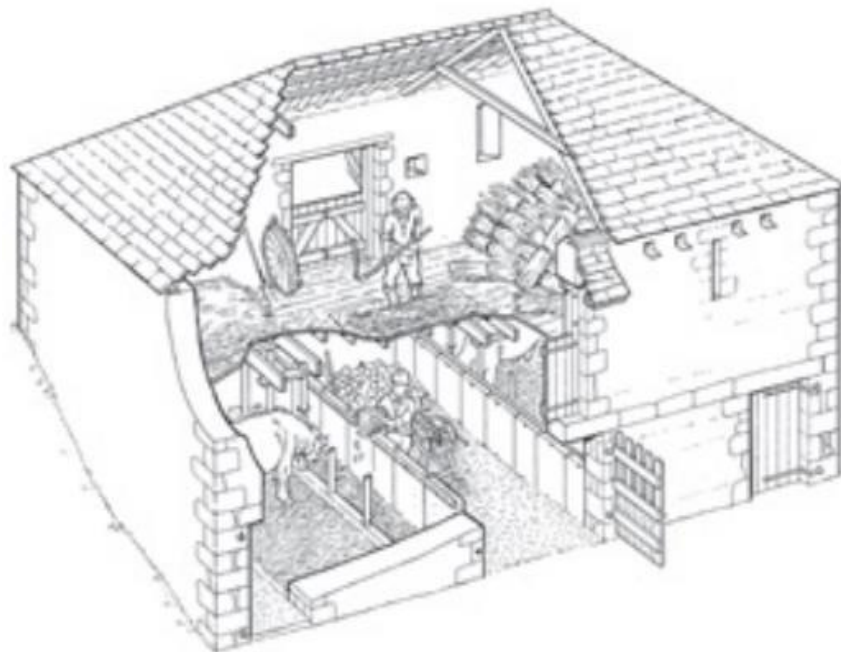
The upper timber framed elements are late 18<sup>th</sup>, or early 19<sup>th</sup> century in date. Unfortunately, dating parameters are not possible to narrow down, due to the lack of other corroborative material. The use of Eastern European/Russian imported lumber

does suggest that a broad date range as above would fit and the building can reasonably be considered that depicted on the mapping of the period.

In respect of use, there has to be consideration of where the possibility of this building storing grain may have stemmed from.

The building having been lath and plaster lined does tend to suggest that the usage profile was more general storage, as lining walls in this manner would be unusual for dry goods storage. There are plenty of examples of cart shed arrangements in the south of England with carts being stored underneath and the upper floor area being a groom's area with storage for general goods, tack and feed etc.

However, there were instances of buildings known as 'bank barns', which had both threshing areas underneath (sometimes with animal penning) and with grain storage above – often with side steps and rear access doors.



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These buildings are far more prevalent in the south west of England and also in the north. It would be somewhat unusual for this type of building to be built in a singular fashion on a farm in Sussex.

These bank barn buildings are remarkably similar to the subject structure and also, they dramatically increased in popularity after 1750-60, which is right around the time when the outbuilding at North Hall was being built. It is not inconceivable that the owners at the time might have had connections to the south west, or north of England and, knowing the lie of the land at their disposal, adopted this building form instead of building a freestanding granary on staddle stones.

An additional detractor from this bank barn theory is that generally, they tend to have a grain hoist arrangement to the frontage and no such opening to the north upper wall is noted.

Obviously, the lath and plaster lining could well be a later addition and not original to the first phase of construction. But the lack of any other obvious evidence of grain



storage would perhaps suggest a more spurious connection to being a granary and that this is somewhat more likely to be a cart store with general storage above that has been somehow associated with grain storage later – indeed it could have been used for this purpose briefly, but it seems unlikely that it was built with that purpose in mind.

## **5. ASSESSMENT OF HERITAGE VALUES**

A broad appraisal of the heritage values associated with the building has been carried out relating to its evidential value, historical value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the building's significance, whether physically manifested in its architectural features, or in some other less tangible form. This approach permits a more considered and objective assessment of proposed alterations and can inform management of the process of change.

### **5.1 Evidential Value**

- 5.1.1 Evidential value is described by Historic England as both “physical remains” and “evidence of human past activity.” and evidential value is derived through assessment of what is visible and manifest for inspection.
- 5.1.2 Typically with buildings such as this, historic changes were often driven by many interlinking factors, such as changes of use, ownership, fashions, technological change and development and commercial imperatives to allow the building to function suitably for its owners and users. Some changes contribute to the character of a building, and some changes may be argued to have resulted in a diluting impact.
- 5.1.3 Externally, whilst alterations and extensions have taken place, these for the most part appear both typical and distinguishable. The frontal changes to the garage entry extension have evidential value as they indicate a degree of historic evolution.
- 5.1.4 The building retains much character and remains in good physical order, despite the fire damage having clearly caused much disruption. Traditional materials are still in use.
- 5.1.5 The building has clearly undergone at least some alteration. Historic plan form remains broadly evident, notwithstanding the somewhat fragmentary elements of some parts of the older timber frame and also the evident alteration to roof framing in the 17<sup>th</sup> and 18<sup>th</sup> centuries onwards.
- 5.1.6 The extensive evidence of import markings provides contextual evidence of provenance and human interaction.

### **5.2 Historical Value**

- 5.2.1 Historic England consider that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This can be either illustrative, whereby the site can be perceived to represent a period in history, or associative, where a connection with an event or person can contribute to the historic significance of a site.
- 5.2.2 Historic England state that most buildings which date between 1700 and 1840 and remain ‘in anything like their original condition’ are worthy of statutory

protection. North Hall itself is a worthy building to be on the statutory list, and the granary is accordingly offered protection as a curtilage listed building.

- 5.2.3 The development history is moderate, as the building has always been an outbuilding subservient to the main house.
- 5.2.4 Associative value can be drawn from its curtilage status, but otherwise no distinct associative value is evident other than that this will have been part of a formerly working farm complex and would have served various functions in that capacity accordingly.
- 5.2.5 The building having been part of the farm complex provides it with general evolutionary interest.

### **5.3 Communal Value**

- 5.3.1 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.
- 5.3.2 The communal value of this outbuilding can be considered as somewhat low. This is due to it having been an outbuilding to the listed asset. However, its position close to the house and its evident longevity in terms of the layout of the farmyard lend it a combination of historicity and aesthetics charm.
- 5.3.3 This building and others like it in the vicinity provide a tangible link to the history of the locality and to our continued understanding of the built environment around us.
- 5.3.4 The contribution this and other outbuildings make to the character of the area serve as a benchmark for future development and as a minimum standard for the quality and aesthetic of development within the vicinity.

### **5.4 Aesthetic Value**

- 5.4.1 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.
- 5.4.2 The various elevations show diverse material usage and blend typically with the expected former farm environment in which the building resides.
- 5.4.3 Whilst the building has received significant rebuilding post the fire, the historic charm and a good many features remain and this contributes immeasurably to the building.



## **6. STATEMENT OF SIGNIFICANCE**

Following consideration of the above values it can be considered that the granary outbuilding to North Hall presents a rather wide range of attributes across the full range of heritage values above, both in respect of original features and also of historic changes and alterations to the building which have occurred progressively over the years.

The stone wall on the east side of the building would appear to pre-date the structure and is very finely coursed. This is considered of high value. The remaining timber framed elements where retained after the fire also garner high values. The modern replacement elements have been inserted in the fabric well and follow the same methodologies and aesthetics and perhaps then warrant moderate levels due to the fact that the fire re-build kept the building integral and complete despite what was evidently widespread damage.

The front porch element, the steelwork and modern brick pier elements are low value.

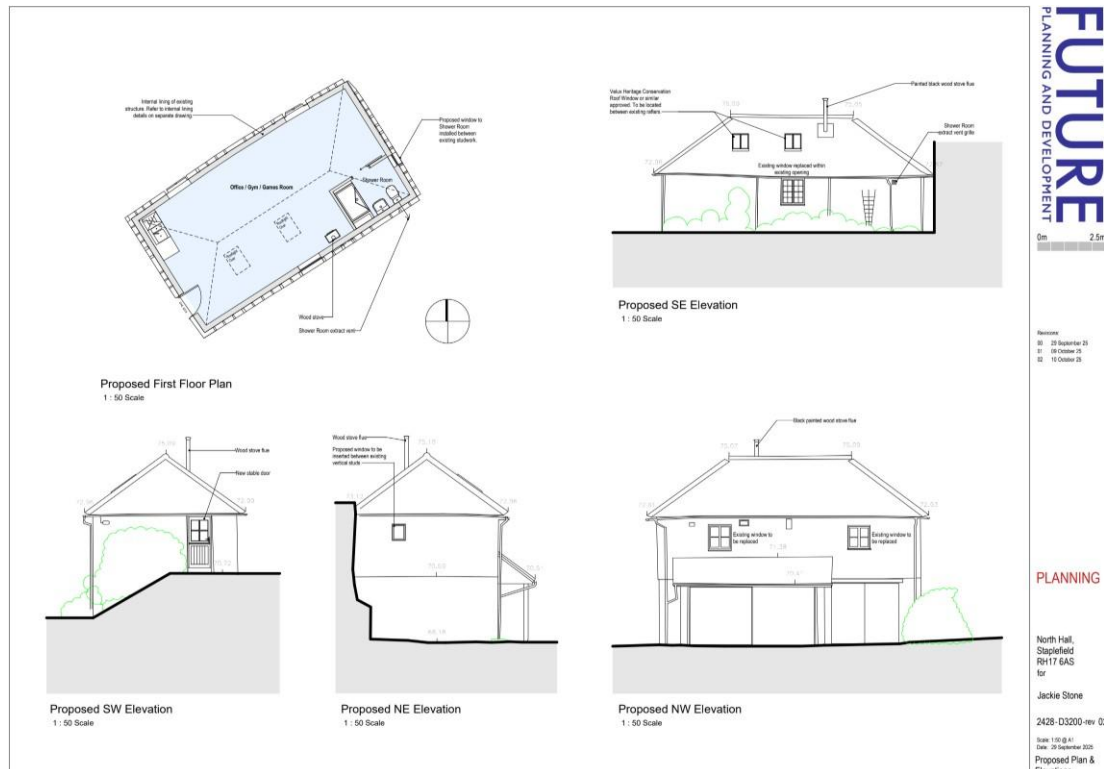
Whilst the significance of the building nationally could be considered in line with the Grade II designation and, thereby medium overall, the historic significance of the building within its farm context can be considered as high, especially if there ever was some form of corroboration with the potential 'bank barn' association.

## **7. PROPOSAL OVERVIEW**

7.1 The proposals relate to the conversion of the unit into a more habitable space, with the specific works outlined below:

1. Creation of shower room
2. Internal lining of existing structure
3. Insertion of roof two conservation of Velux rooflights
4. Insertion of wood stove flue
5. Replacement of existing front façade windows
6. Replacement of south façade window
7. Insertion of new shower room window to the East façade
8. New stable door to replace existing brace and ledge door
9. Extractor fan

The drawing from Future Planning and Development – 2428-D3200-Rev 2 29/09/2025 refers and is included below for reference:



7.2 The section below will consider the various proposals with reference to the values and considerations outlined previously in this report. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

**Proposal:** Brief description of the proposal together with an assessment to establish whether there is enough information comprehensively to understand the impact of the proposals on the character and historic significance of the building.

**Impact:** Consideration of the effects of the proposal on authenticity and integrity of the heritage values attributed to the building.

**Reversibility:** Consideration is given to the ease of reversibility, so as not to prejudice alternative future solutions, where this can be considered of value and possible.

**Mitigation:** Consideration of the necessity to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

**Compensation:** Consideration of any consequential conservation-based benefits resulting from the proposals.

**Outcome:** Evaluation of the anticipated outcome of the proposals given the information available.



## 8. CRITICAL ANALYSIS OF PROPOSALS

**Proposal 1:** Creation of shower room

**Impact:** The open space of the room will be curtailed a little by the enclosure, but this is not considered a significant alteration, nor to the detriment of the building.

The service routes should ideally be addressed as a condition of consent to ensure that older material is not affected by overzealous plumbers.

**Reversibility:** This installation could be removed and the room returned to open plan.

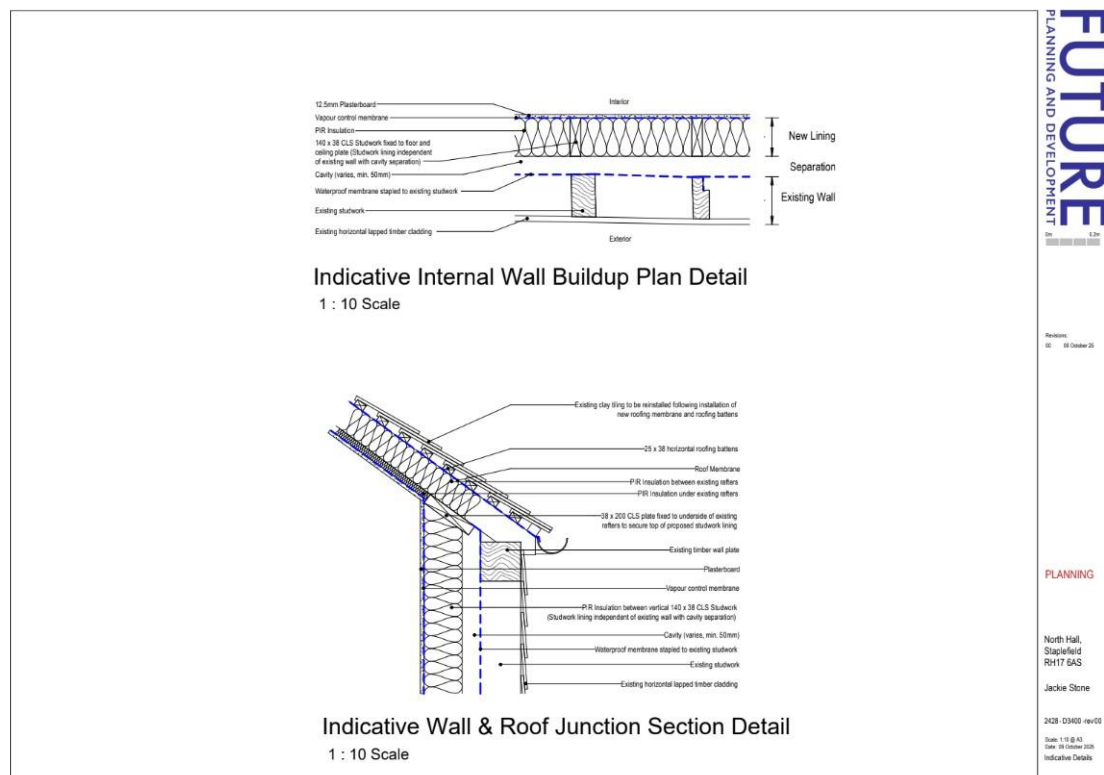
**Mitigation:** N/A

**Compensation:** N/A

**Outcome:** The proposal is not considered contentious.

**Proposal 2:** Internal lining of existing structure

Lining detail is as proposed below. The drawing from Future Planning and Development 2428-D3400-Rev 00 09/10/2025 refers:



<b>Impact:</b>	<p>The walls had lath and plaster lining at some point and lost it at some point. It cannot be ascertained whether this was originally the aesthetic of the interior, or whether a later introduction. In this case, the choice remains to hide the present timber framing. Such 18<sup>th</sup> to 19<sup>th</sup> century framing was utilitarian and was often not meant to be seen. However, the various import marks would be lost behind linings if the entire interior was surface clad instead of in between the studs.</p> <p>These types of stud structures, if they were to be lined, would be fully clad and not usually expected to be proud.</p> <p>From a heritage perspective, we have no objection to cladding the walls, or otherwise – it is just that if cladding is used, it would be more usual for such stud designs to be fully covered up. The use of lath and plaster, or inert plasterboard would matter little in this instance, as both are removable to ensure reversibility.</p> <p>As insulation is to be added, then breathability and air movement to prevent condensation must also be considered and it is noted that there is designed to be an air gap within the cladding to allow for management of vapour as is good practice.</p>
<b>Reversibility:</b>	<p>The cladding, however, designed, should be removable so that the present un-clad arrangement could be returned to.</p>
<b>Mitigation:</b>	<p>N/A</p>
<b>Compensation:</b>	<p>N/A</p>
<b>Outcome:</b>	<p>The impact of such works is that the interior will lose the current, more barnlike aesthetic. However, this is consistent with the building at some point during its life in any case and this is to be respected as much as the present unadorned look. There are no heritage concerns over the cladding of the walls so long as the insulation design within any takes account of vapour/moisture issues as may be appropriate and the noted indicative cladding design would appear to have suitably considered this. The use of lath and plaster would be preferred, but in this case, is not considered an absolute necessity.</p>
<b>Proposal 3:</b>	<p>Insertion of roof two conservation of Velux rooflights</p>
<b>Impact:</b>	<p>The rooflights have ample scope to be placed in areas affecting only post fire material. For maximising both light and lessening visual impact, the positioning of the rooflights is on the southerly roof slope, reducing impact to the primary façade facing the yard.</p>



<b>Reversibility:</b>	The rooflights could be removed quite readily.
<b>Mitigation:</b>	N/A
<b>Compensation:</b>	N/A
<b>Outcome:</b>	<p>There are no immediate issues in respect of impact with the positioning as proposed within modern material areas and the rearward positioning.</p> <p>The size of the rooflights can be addressed as a condition of consent, if required. However, the smaller the better (within reason).</p>
<b>Proposal 4:</b>	Insertion of a wood stove flue
<b>Impact:</b>	The position of the flue on the rear slope is not considered contentious. The height of the roofline and also the position of the building would tend to minimise the height of the flue and line of sight matters would not raise impact unduly from the yard in our view.
<b>Reversibility:</b>	The flue could be removed and tiling patched over.
<b>Mitigation:</b>	The flue is proposed to be matt black to minimise visual impact.
<b>Compensation:</b>	N/A
<b>Outcome:</b>	Positioning the flue on the south slope reduces line of sight impact and the upper part of the flue will only be seen from a distance and hardly, if at all from the yard. The matt black colour will also tend to reduce the impact.
<b>Proposal 5:</b>	Replacement of existing front façade windows
<b>Impact:</b>	The windows concerned are all of generally low values in real terms. Both front windows are wholly modern softwood casements and their removal and replacement is not considered contentious. The replacement windows should be appropriate to the aesthetic and ideally, double glazing should be avoided due to the appearance of the glass.
<b>Reversibility:</b>	The windows could be replaced with others in the future.

<b>Mitigation:</b>	N/A
<b>Compensation:</b>	N/A
<b>Outcome:</b>	The windows presently in place are not of heritage import and their replacement is acceptable. The new windows will need design detail for approval.
<b>Proposal 6:</b>	Replacement of south façade window
<b>Impact:</b>	The window presently inserted is re-claimed and installed in the not-too-distant past. So, removal would be acceptable, from a heritage standpoint. The proposal is not to widen the window, which would result in fabric loss and loss of elements of the frame that allow 'reading' of the building. These frame elements have lock plate and hinge cut outs showing that this was a former doorway and this is proposed to be retained. The window will be, therefore, replaced within its current opening.
<b>Reversibility:</b>	The window could be reinstated, if stored.
<b>Mitigation:</b>	The existing window could be subject to a condition to store after removal.
<b>Compensation:</b>	N/A
<b>Outcome:</b>	<p>We note the Conservation Officer comments on 'domesticating' the building.</p> <p>Replacing the window within its current confines of opening would, however, be acceptable in this instance (subject to approved window design) from an heritage standpoint.</p>
<b>Proposal 7:</b>	Insertion of new shower room window to the east façade
<b>Impact:</b>	<p>We note Conservation Officer comments regarding the desire to avoid new openings in agricultural building walls. This is consistent with accepted practice, but new openings are otherwise permitted, if assessed as not overly impactful, or damaging.</p> <p>The proposal is for a very small light window.</p> <p>Almost immediately adjacent is the window below on the main house. The introduction of a smaller, square opening along the same lines adds a degree of symmetry and a tangible link between the main house and this unit.</p>





The addition of the small side light window does not alter one's perception of the building as primarily an agricultural outbuilding and the impact is minimised upon noting the reciprocal square window on the main house in this instance.

- Reversibility:** The window could be removed and the opening patched over.
- Mitigation:** The window will be inserted in between studs and so there is no significant material/fabric loss.
- Compensation:** N/A
- Outcome:** Considering the above, we would actually assess the impact of such a light window as being lower than would ordinarily reach the threshold for concern in relation to new openings and is not contentious in nature in this instance. Furthermore, if the rooflights are moved to the south slope of the building, the impact of this small opening is also considerably lessened. The visual change to the outside of the building is so minimal as to be wholly negligible. The window is acceptable from a heritage standpoint.

<b>Proposal 8:</b>	New stable door to replace existing brace and ledge door
<b>Impact:</b>	The door is 20 <sup>th</sup> century in date and is not of significant heritage value.
<b>Reversibility:</b>	The door (if retained) could be reinstated.
<b>Mitigation:</b>	The old door could be retained as a condition of consent so that it could be reinstated at a later date. The door could also be used as the shower room door internally, ensuring its continued use within the building.
<b>Compensation:</b>	N/A
<b>Outcome:</b>	There is no heritage impediment to the change of door. Mitigation matters should be considered.
<b>Proposal 9:</b>	Extractor Fan
<b>Impact:</b>	The impact is extremely minimal.
<b>Reversibility:</b>	The fan cowl and workings can be removed and cladding patched over.
<b>Mitigation:</b>	N/A
<b>Compensation:</b>	N/A
<b>Outcome:</b>	There are no heritage issues noted.

## 9. ASSESSMENT OF HERITAGE SETTING

A further assessment of the impact of the proposals on the setting of the heritage asset and its position within the conservation area has been carried with reference to Historic England publication 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'

The exterior changes are extremely minimal, comprising protrusions and some alteration to fenestration.

In form, appearance, and dominance, the alterations have extremely negligible impact on views or vistas. It neither distracts from the general impact of the heritage asset



nor detracts from its level of interest in respect of the measurement of enhancement under the national planning policy framework.

General views are unaffected.

## **10. POLICY ANALYSIS**

The National Planning Policy Framework was updated in December 2023 and, reflecting this, assessment of policy is as follows.

### **Section 16, paragraph 200**

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

This document outlines the historic significance of the asset, as may be required and the conservation area in which it is situated. The assessment of the proposals is proportionately detailed and appropriate for the nature of the asset and the works outlined.

### **Section 16, paragraph 201**

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset’s conservation and any aspect of the proposal.’

The above document should be considered in light of the above.

### **Section 16, paragraph 208**

‘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.’

Proposals involving alteration of a heritage asset inevitably lead to some degree of loss or change that must be proportionately measured and assessed.

## 11. CONCLUSION

This document is intended to demonstrate that there is sufficient information, subject to detail, to comprehensively understand the impact of the works proposed to be carried out to the granary building on the site/within the curtilage of North Hall, and that the consequence of the proposals has been considered against numerous indicators.

- 11.1 North Hall is an example of a modestly important listed building and national heritage asset, which has scope for further study given the origins of the main asset itself. The outbuildings are now requiring investment in their infrastructure and this should be carried out with the need to balance modernisation, conservation and preservation with legality of design and execution.
- 11.2 The proposals result in very minor effect upon some historic fabric and very minimal change to outward appearance. However, the impact on the setting of the building is not considered to be in danger, especially if those external elements are considered in light of advice within this document.
- 11.3 The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future, and will contribute to the historic evolution of the building in forthcoming years. This, however, is acknowledged as being subjective.

This document demonstrates that the nature of the proposals is such that they will not prejudice future alternative solutions.

- 11.4 The proposals are consistent with the objectives set out in the National Planning Policy Framework stating: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 11.5 The proposals retain the historic character, significant features and heritage values attributed to the curtilage listed asset.
- 11.6 Following a site visit and inspection of the various proposal elements provided, the author is of the opinion that the proposals are acceptable and satisfy the principles of conservation in terms of minimum intervention, reversibility and impact.
- 11.7 In summary, it can be considered that the proposals and works carried out to date present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:

- a. there is sufficient information comprehensively to understand the impacts of the proposal

- b. the proposal would not materially harm the values of the asset

- c. the proposals aspire to a quality of design and execution which may be valued now and, in the future

- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign and the proposals will not unduly prejudice alternative solutions in the future.



- 11.8 It is therefore recommended that the proposals are permitted subject to any conditions materially applicable.



Richard Pocock MSc MRICS  
Desbruslais Chartered Surveyors  
07430 771756  
richard@desbruslais.co.uk

## APPENDIX I

### **TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE**

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

#### 1. General

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected..

#### 2. The Asset

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

#### 3. The Service

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

#### 4. The Inspection

##### (a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

#### 5. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

#### 6. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

#### 7. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed fee for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.



8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

Desbruslais Ltd. Registered office Laquna Limited, Suite C2, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA

## **APPENDIX II**

### **Official list entry**

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1354842**

Date first listed: **11-May-1983**

List Entry Name: **NORTH HALL**

Statutory Address 1: **NORTH HALL, MALLION'S LANE**

### **Location**

Statutory Address: **NORTH HALL, MALLION'S LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **Ansty and Staplefield**

National Grid Reference:

**TQ 27130 27076**

### **Details**

CUCKFIELD RURAL MALLION'S LANE 1. 5405 North Hall TQ 22 NE 10/301 II

2. C17 or earlier timber-framed building, refronted with red brick on ground floor and tile-hung above. Tiled roof. Casement windows. Two storeys. Three windows. Modern addition to south.

Listing NGR: TQ2713027076

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: **302498**

Legacy System:

### **LBS**

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.