

Highbrook Cottage
Hammingden Lane
Ardingly
Haywards Heath
West Sussex RH17 6SS

Proposed Internal
and External Alterations

Heritage Statement

Project Ref: AH2209

May 2025



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Approved	Sue Farr (13/05/2025)

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1. SUMMARY

Project Name: Highbrook Cottage: Proposed Internal and External Alterations
Location: Hammingden Lane, Ardingly, Haywards Heath, West Sussex RH17 6SS
NGR: 536181, 130021
Type: Heritage Statement

This heritage statement (HS) has been completed in respect of a planning application for internal and external alterations and refurbishment at Highbrook Cottage, Hammingden Lane, Ardingly, situated at NGR 536181, 130021. It has assessed the potential for adverse effects on the undesignated Highbrook Cottage, the setting of the Grade II Listed Highbrook House, and the character and appearance of the Highbrook Conservation Area which may result from the suite of works proposed.

The proposed alterations to Highbrook Cottage comprise modest internal and external changes designed to enhance the functionality, appearance, and usability of the property. These include internal refurbishments, the installation of rear dormers, adjustments to openings in the southern extension, removal of a chimney, and the replacement of an existing shed with a timber Garden Office.

None of these interventions are considered to negatively impact the character or appearance of the Highbrook Conservation Area, nor do they affect the significance or setting of nearby designated heritage assets, including Highbrook House.

The proposals are considered sympathetic to the existing architectural character of the building and surroundings and align with national policy aims to support the optimum viable use of historic buildings. Overall, the scheme represents a sensitive and appropriate evolution of the property.

2. OUTLINE

- 2.1. This heritage statement (HS) has been completed in respect of a planning application for internal and external alterations and refurbishment at Highbrook Cottage, Hammingden Lane, Ardingly, situated at NGR 536181, 130021, and are referred to hereafter as ‘the Site’.

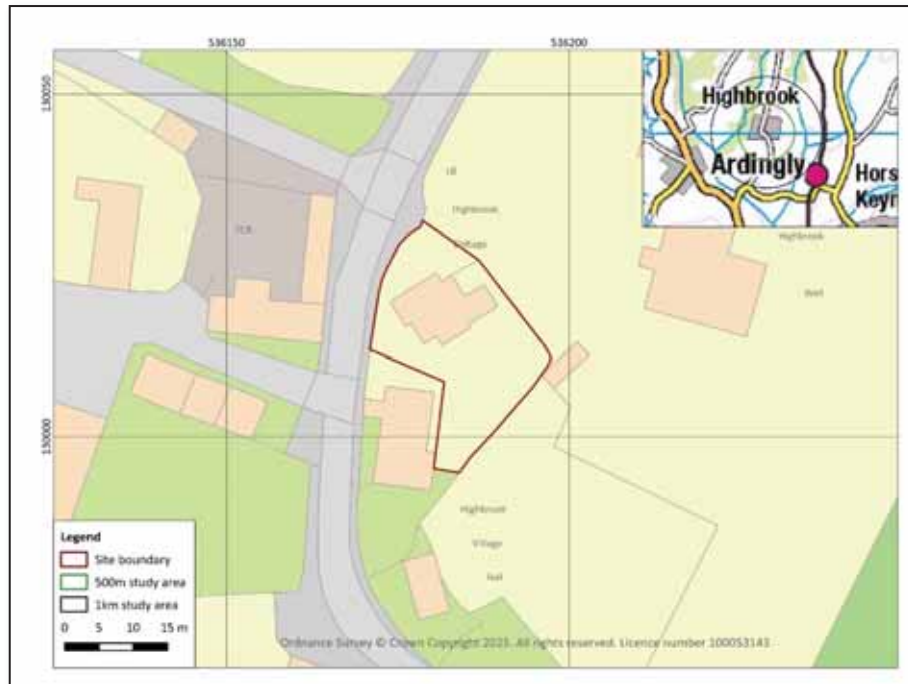


Image 1: Site location plan



Image 2: Aerial view showing Conservation Area boundary

- 2.2. The Site comprises Highbrook Cottage and grounds, an individually undesignated property situated in the Highbrook Conservation Area on the east side of Hammingden Lane, some 1.35km east of Ardingly, West Sussex

- 2.3. This document will assess the heritage significance of the property and how it contributes to the character and appearance of the Conservation Area, addressing any impacts resulting from the proposals, and mitigatory measures as appropriate.

Limitations of data

- 2.4. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.7. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset

Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3. SITE ASSESSMENT

The Site and its setting

- 3.1. Highbrook Cottage lies in the Highbrook Conservation Area on the east side of Hammingden Lane (Image 3).

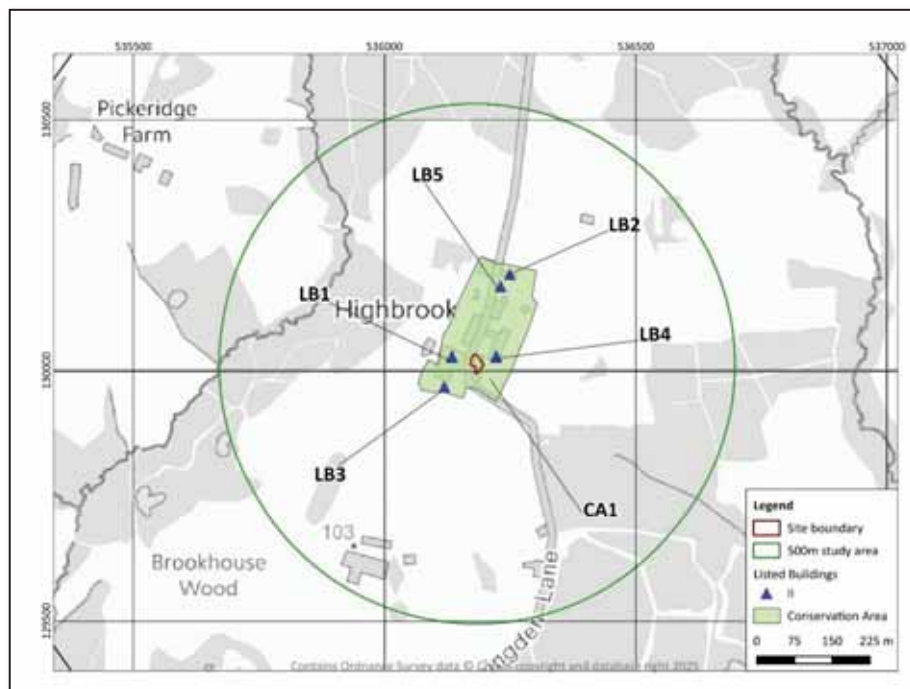


Image 3: Distribution of designated heritage assets in study area

- 3.2. An arbitrary 500m study area, measured from the Site boundary, was established to better quantify and understand the distribution and nature of designated heritage assets in proximity to the Site.
- 3.3. The study area includes the whole extent of the Highbrook Conservation Area. A small number of individually designated heritage assets are recorded within the study area, comprising five Grade II Listed Buildings, three of which are in relatively close proximity to the Site (Image 3).

Site visit

- 3.4. The Site, along with its wider setting, was initially visited on 8th April 2025 where the interior and exterior of the property and its wider setting were assessed in detail. Particular attention was paid to areas where alterations or refurbishments were proposed and to the existing relationship between the property and its Conservation Area setting, alongside its visual and

spatial relationship with nearby Listed Buildings. A number of photographs were taken at the time, several of which are included in this heritage statement for illustrative purposes, and observations made during that site visit have informed the assessments and conclusions in this heritage statement.

Developmental history of the Site and its setting

- 3.5. The development of Highgate Cottage dates to the later 19th century, as evidenced through study of historic maps and given this, the developmental history of the cottage is considered best discussed through this medium.

Historic map regression

- 3.6. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape or possibly lost to development or boundary change.

1797 Ordnance Surveyor Drawing of Cuckfield (OSD 94)

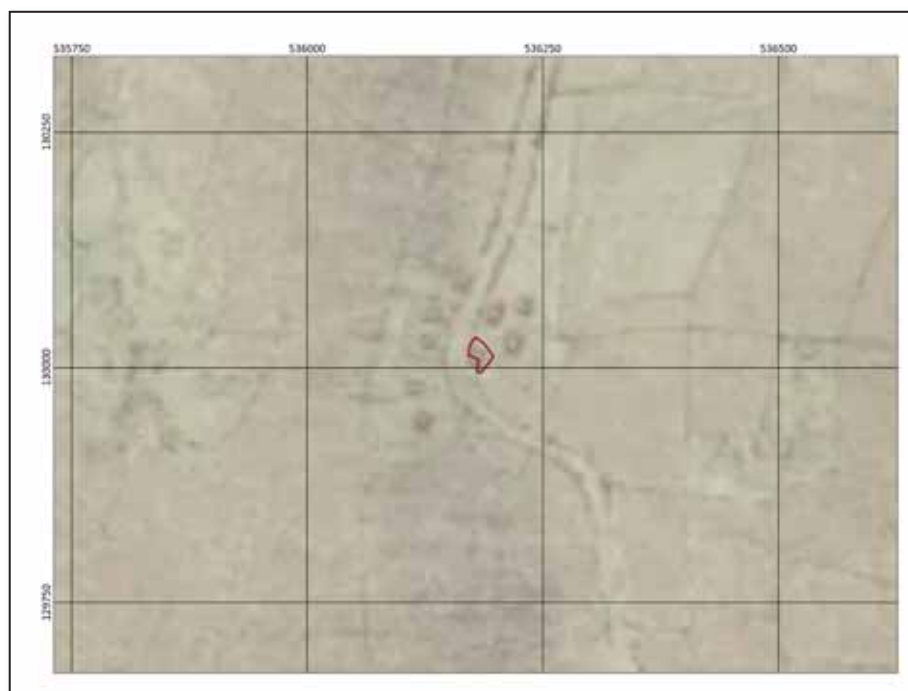


Image 4: 1797 Ordnance Surveyor Drawing of Cuckfield (OSD 94)

- 3.7. This early 19th century map is one of the first group of hand drawn Ordnance Survey maps created for the military. The map is in poor condition and has proved quite difficult to interpret, however it does appear to show a small group of buildings at Highbrook including one within the Site boundary.

1841 West Hoathly parish tithe map

- 3.8. The West Hoathly tithe map was completed in 1841 by Thomas Hughes, with the accompanying apportionment compiled in the same year. The map illustrates foot and byways, waterbodies, houses, woods, plantations, orchards, hops, hedges, building names, a watermill, a mill, a windmill and commons (Kain and Oliver 1995).

- 3.9. The Site occupies the northern half of Plot 973 and this plot, alongside a small number of others nearby, are described further in Table 2 below to inform local land use and ownership during the mid-19th century. Field name interpretation is generally after Cavill 2018, or further research.

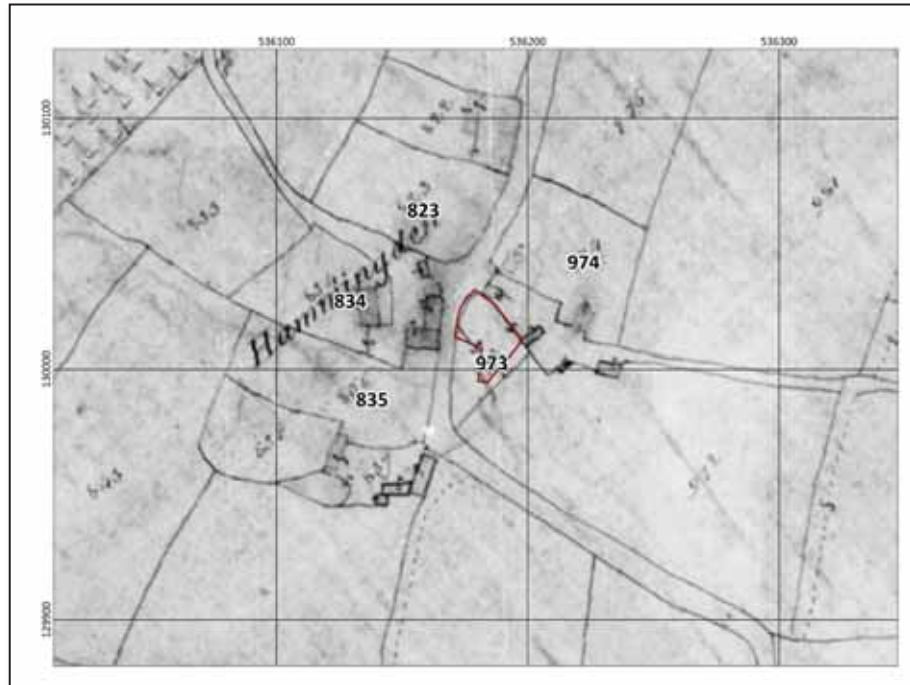


Image 5: 1841 West Hoathly parish tithe map

Table 2: 1841 West Hoathly tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
973	Yard Stack, Yard & Building	John Arnold	-	Self-explanatory
835	Little Plat	Jnr. Joseph Wakehurst Peyton	Arable	Small, flat piece of ground
834	House, Premises & Lane	Jnr. Joseph Wakehurst Peyton	-	Self-explanatory
823	Little Mead	George Arnold	Meadow	Self-explanatory
974	2 Houses & Garden	John Arnold	Garden	Self-explanatory

- 3.10. The apportionment document identifies the Site as including a building, presumably agricultural and likely related to the building illustrated in the 1797 map (Image 4). The landowner John Arnold is recorded in the 1841 census as a farmer.

1896 Ordnance Survey County Series 1:2,500

- 3.11. The first edition OS map illustrates the existing Highbrook Cottage as extant. The larger building to the east is noted as *Highbrook* whilst a School is shown to the south.



Image 6: 1896 Ordnance Survey County Series 1:2,500

1909 Ordnance Survey County Series 1:2,500



Image 7: 1909 Ordnance Survey County Series 1:2,500

- 3.12. The 1909 OS map shows the property in slightly more detail, appearing on a similar ground plan to that seen today.

1937 Ordnance Survey 1:25,000 Series

- 3.13. The 1937 map is less detailed than the 1909, although it appears to show no changes at the Site.

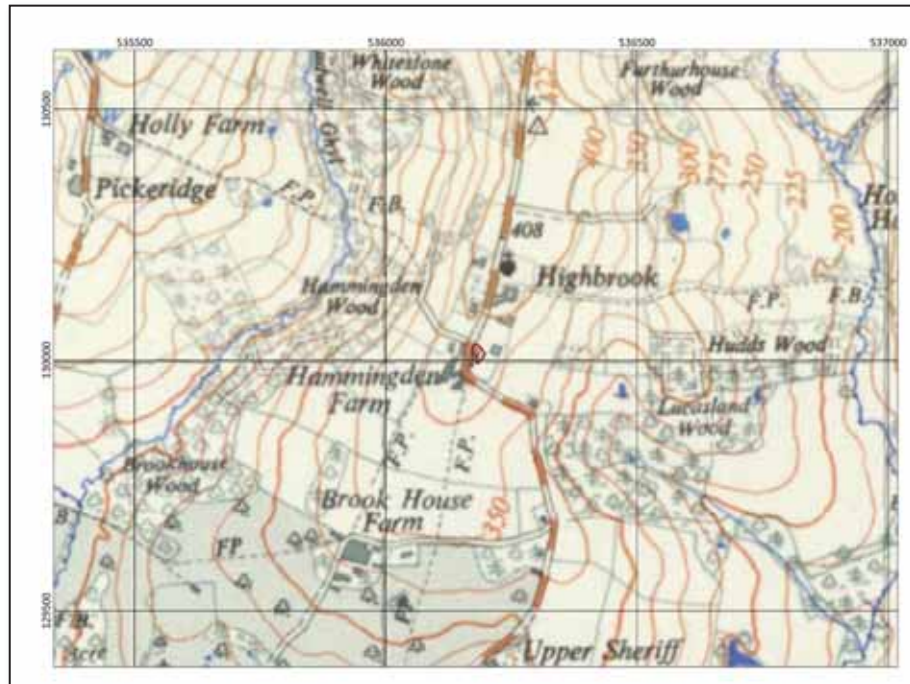


Image 8: 1937 Ordnance Survey 1:25,000 Series

1952 Ordnance Survey Plan 1:10,560

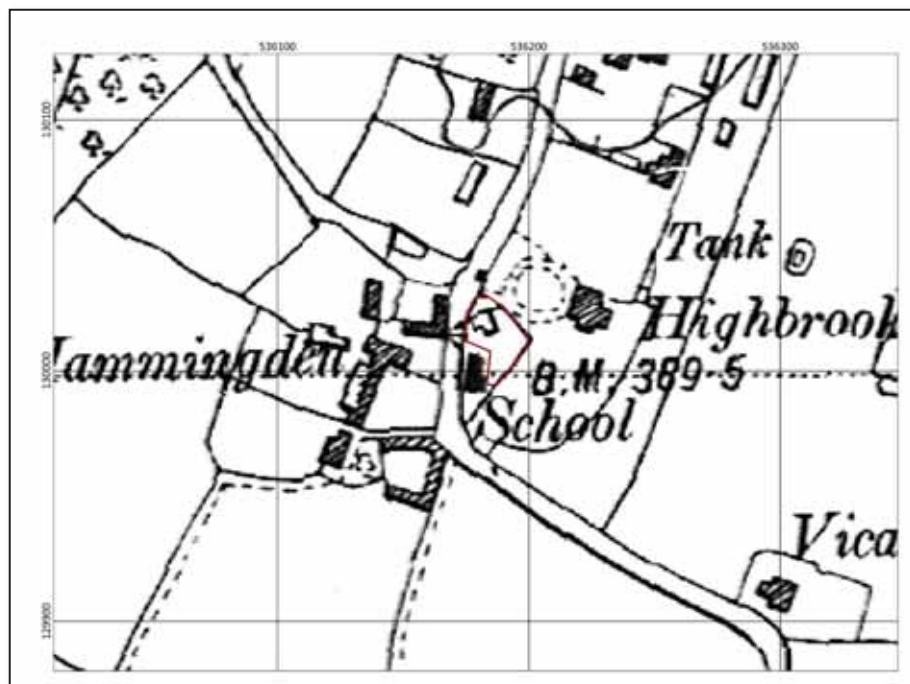


Image 9: 1952 Ordnance Survey Plan 1:10,560

3.14. The map issued in 1952 shows no clear or obvious change at the Site.

1974-75 Ordnance Survey Plan 1:2,500

3.15. Again there are no obvious changes at the property or wider Site.

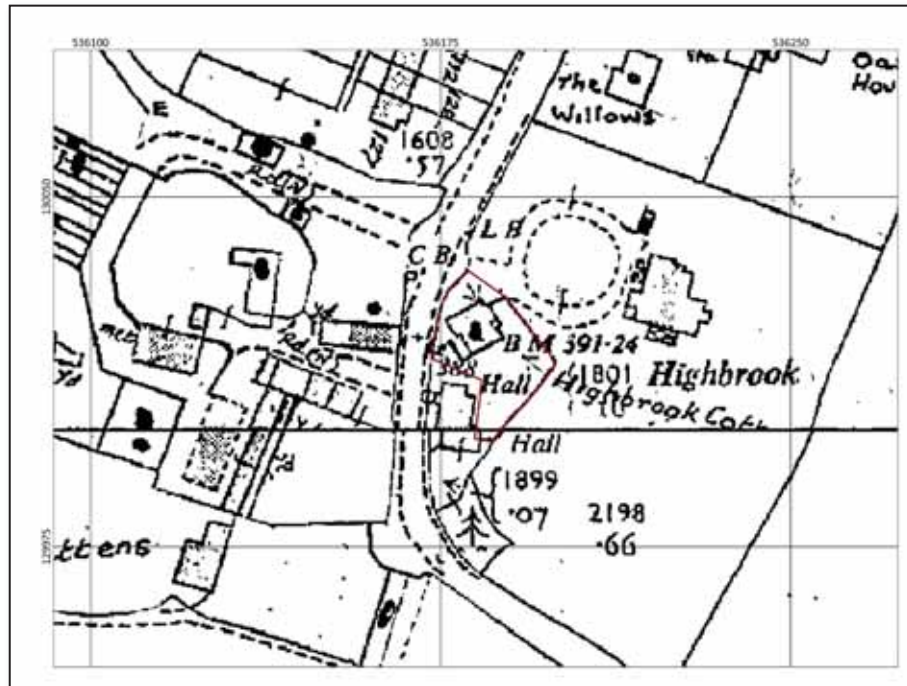


Image 10: 1974-75 Ordnance Survey Plan 1:2,500

Satellite imagery

- 3.16. The modern Google Earth sequence covers the period 2001 to 2021. The first clear image is from 2005 which shows a small infill extension of one storey in the corner of the southwest and southeast facing elevations. The 2012 image shows an extension to the property's east facing elevation – this area was previously obscured by trees so the extension may be earlier.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

- 4.1. It was considered that, whilst Highbrook Cottage is undesignated nationally or locally, its location within the Highbrook Conservation Area and its late 19th century date add weight to its heritage significance, which is assessed below alongside the setting of the nearby Highbrook House and the property's contribution to the wider character and appearance of the Conservation Area.

Highbrook Cottage (Undesignated)

The building and its setting

- 4.2. Highbrook Cottage comprises a two storey detached house, built between 1842 and 1896 of stock brick under clay tile roofs. It features two modern extensions, one comprising a single storey brick lean-to at the apex of the southwest and southeast facing elevations (Image 12) and a second attached to the northeast facing elevation, also of one storey (Image 11, right).
- 4.3. The building includes two brick stacks, one fairly tall and substantial, most evident in Image 12.
- 4.4. The building features a flat roofed extension to the rear with two blocked openings and an extant window to its north elevation (Image 12).



Image 11: Highbrook Cottage, southeast facing elevation



Image 12: Modern lean-to extension

- 4.5. The property lies within a modest area of garden with paving, lawns and planting and is situated in the Highbrook Conservation Area c. 22m west of the Grade II Listed Highbrook House (List Entry 1354898) with which it was probably historically connected as a subservient building.

Contributors to the significance of the building

- 4.6. Archaeological value: The building includes features and fabrics dating to the mid to later 19th century with 20th/21st century additions, assessed to contribute to its significance at a minor to moderate level.
- 4.7. Historical value: Illustrative historical value will contribute to the overall significance of the building which represents the survival of a probably subservient associated structure to the

nearby early 19th century Highbrook House. Its historical value is considered a moderate contributor to its overall significance.

- 4.8. Architectural value: The building is constructed in a Victorian rural style, with no architectural features of sufficient interest to significantly enhance its value in heritage terms. Notwithstanding its plain unadorned nature, it retains a distinctly historical aspect and overall, the contribution of its architectural and aesthetic value to its overall significance is assessed to be at a moderate level.
- 4.9. Communal value: The building is in private ownership and is considered to offer a negligible level of communal value.
- 4.10. Contribution of Setting: The setting of the building is considered of significance in respect of its Conservation Area designation which reflects the historic nature and quality of the historical design of the hamlet. Its setting is considered a major contributor to its significance.
- 4.11. Overall: This undesignated building represents a heritage asset of local importance and minor heritage value, although its significance is considered to be enhanced by its Conservation Area location and the significance of Highbrook Cottage is assessed to derive primarily from its setting.

Highbrook House (Grade II Listed Building; List Entry 1354898)

The Listed Building and its setting

- 4.12. Highbrook House comprises a detached two storey house of early 19th century origin of painted brick under a slate roof. A map of 1797 appears to show a property on this plot of similar dimensions so its origins may be in the 18th century.
- 4.13. It lies in the Highbrook Conservation Area and is set back from Hammingden Lane and is well screened from views in all directions through significant boundary tree cover.

Contributors to the significance of the Listed Building

- 4.14. Archaeological value: The property includes features and fabrics of early 19th century date with later additions and alterations. The fabric of the buildings is assessed to contribute to its significance at a generally moderate level.
- 4.15. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building which represents an evolved early 19th century building shown as occupying a far smaller footprint in the 1841 tithe map, one of two small houses in the plot. The property's historical value is considered a major contributor to its overall significance.
- 4.16. Architectural value: The building is constructed in an attractive 18th-19th century architectural style reflecting its antiquity, with later 19th century expansion evident. Overall, the contribution of its architectural and aesthetic value to its heritage significance is assessed to be at a major level.
- 4.17. Communal value: The building is in private ownership and is considered to offer a negligible level of communal value.
- 4.18. Contribution of Setting: The setting of Highbrook House includes significant grounds with historic and modern planting. A further important contribution to its setting relates to its

Conservation Area situation and its setting is considered to represent a major contributor to its significance.

- 4.19. Overall: This Grade II Listed Building represents a heritage asset of national importance and high heritage value, deriving largely from its historical and architectural value, enhanced by its setting including its Conservation Area location.

Highbrook Conservation Area

Character and appearance

- 4.20. A brief Conservation Area Appraisal (CAA) is included in a district-wide document produced by Mid-Sussex District Council in 2018 entitled Conservation Areas in Mid Sussex (MSDC 2018).
- 4.21. The Appraisal states “Highbrook was designated a Conservation Area in 1990. At the northern end of Highbrook lies All Saints Church, built in 1884 in the Gothic revival style. There are a number of other Listed Buildings in the settlement including Battens, which is believed to date back to the late 13th or early 14th centuries”.

Contribution of Highbrook Cottage to the character and appearance of the Conservation Area

- 4.22. Highbrook Cottage forms an element of later 19th century residential housing within the settlement which appears to have infilled dispersed plots between 18th century and earlier buildings. The plot was formerly in use for agricultural buildings.
- 4.23. Individually the building reflects the tradition of dispersed development within the settlement and Conservation Area and as such is considered to contribute to a wider group value attached to the built form of the Conservation Area.
- 4.24. Individually its contribution to the Conservation Area’s character and appearance is considered moderate.

5. ASSESSMENT OF IMPACT

Planning proposal

- 5.1. The planning proposal includes a number of relatively minor alterations and improvements to the property. These comprise:
- Internal alterations to the configuration of rooms at ground and first floor levels;
 - Internal refurbishments to both floors;
 - Creation of a new timber Garden Office;
 - Two new dormer windows to the rear (southeast) roof pitch;
 - Removal of one chimney;
 - Alteration to external door in south extension;
 - New windows and rooflights in south extension;
 - New timber window in southwest elevation.
- 5.2. A full set of plans and elevations is presented in Appendix 1.

Assessment of impacts on Highbrook Cottage, the Highbrook Conservation Area and the setting of Highbrook House

- 5.3. In terms of the internal remodelling proposed, Highbrook Cottage is undesignated at national or local level and thus the internal arrangements are not considered a matter for further consideration in the context of this heritage statement since they are not covered by any existing heritage legislation.
- 5.4. The two proposed rear dormers will not be visible from any key viewpoints within the Conservation Area, nor will they be subject to any significant visibility from nearby Listed Buildings. In terms of the building itself, it is considered beneficial in terms of improvements to natural light in the internal living space which effectively makes better use of the historic building, in line with NPPF para. 215 where it states that works should endeavour to secure “its optimum viable use”. Whilst this refers to designated heritage assets, the concept is considered applicable in this case.
- 5.5. The proposed additional windows, rooflights and remodelled doorway to the small southern extension will serve again to both improve internal lighting and to offer a more architecturally interesting external aspect to the property, more clearly defining this extension as later than the main core of the house.
- 5.6. Removal of the chimney will affect views of the building to a minor level. The existing chimney does not serve to create any external symmetry and is not considered a key feature for the understanding of the historic cottage. Whether or not it formed part of the original structure is unclear, however its dimensions appear rather incongruous with the overall design.
- 5.7. None of these alterations are considered to have the capacity to impact adversely on the character and appearance of the Conservation Area. The property is well-screened from the majority of public viewpoints and the proposed alterations are considered to offer only minimal change to the existing property design.
- 5.8. The new Garden Office is proposed to occupy the space currently filled by a wooden shed (Image 13), though on an increased footprint.



Image 13: Existing shed

- 5.9. Its construction design is considered acceptable in the context of the historic Highbrook Cottage, with the space already featuring a wooden outbuilding which is not considered to detract from either the significance and setting of the historic building or the character and appearance of the Conservation Area.
- 5.10. In terms of the setting of Highbrook House, the alterations proposed are not considered to be of sufficient magnitude to affect the setting of the Listed Building, whose historical integrity and context will remain unaltered to any significant degree.

6. CONCLUSION

- 6.1. This heritage statement has assessed the potential for adverse effects on the undesignated Highbrook Cottage, the setting of the Grade II Listed Highbrook House, and the character and appearance of the Highbrook Conservation Area which may result from the suite of works proposed.
- 6.2. The proposed alterations to Highbrook Cottage comprise modest internal and external changes designed to enhance the functionality, appearance, and usability of the property. These include internal refurbishments, the installation of rear dormers, adjustments to openings in the southern extension, removal of a chimney, and the replacement of an existing shed with a timber Garden Office.
- 6.3. None of these interventions are considered to negatively impact the character or appearance of the Highbrook Conservation Area, nor do they affect the significance or setting of nearby designated heritage assets, including Highbrook House.
- 6.4. The proposals are considered sympathetic to the existing architectural character of the building and surroundings and align with national policy aims to support the optimum viable use of historic buildings. Overall, the scheme represents a sensitive and appropriate evolution of the property.
- 6.5. This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the Mid Sussex District Plan 2014-2031, and guidance notes issued by Historic England and the ClfA.

7. SOURCES AND REFERENCES

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Oldmapsonline.org

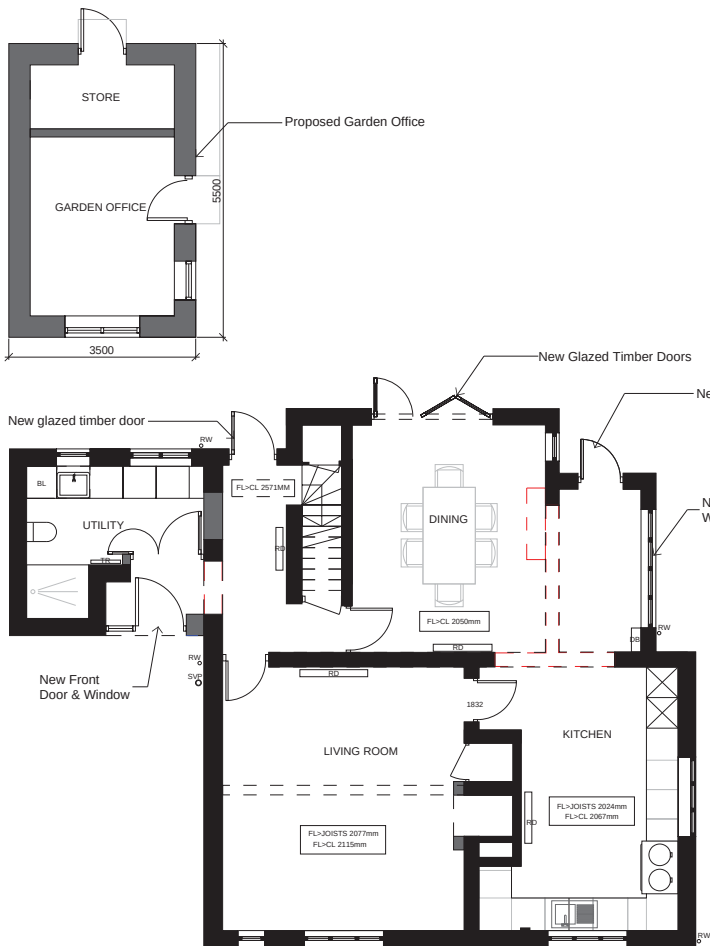
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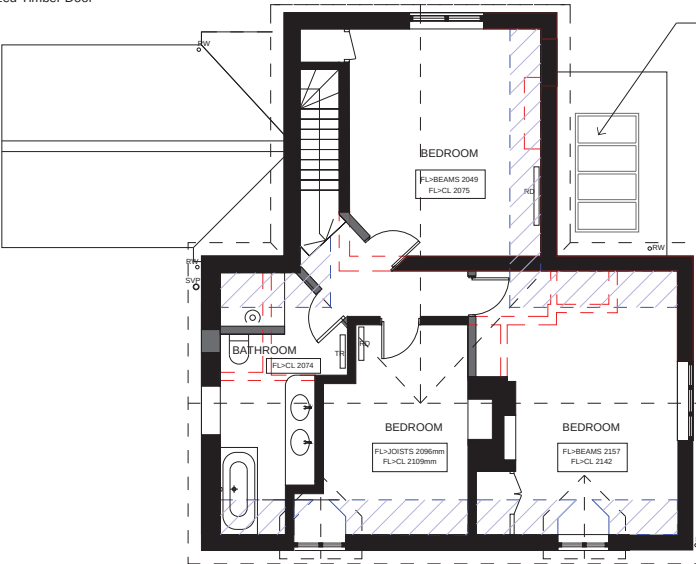
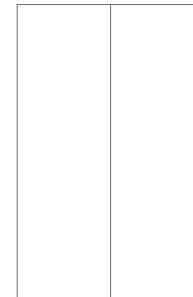
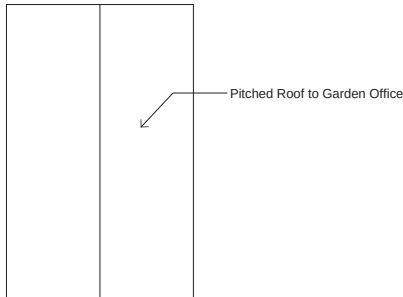
Appendix 1: Gazetteer of heritage assets

REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:500m study area)								
Listed Buildings (500m study area)								
LB1	1025588	Hammingden Farmhouse	Farmhouse	Post-medieval	C17 or earlier timber-framed building, refaced with painted brick on ground floor and tile-hung above.	II	536134	130028
LB2	1181989	Church Of All Saints	Church	Post-medieval	Built in 1884. Architects Carpenter and Ingelow. Stone. C15 Gothic.	II	536249	130191
LB3	1284726	Battens	House	Medieval	L-shaped medieval timber-framed building. The north wing is late C13 or early C14, the west wing C15.	II	536119	129968
LB4	1354898	Highbrook House	House	Post-medieval	Early C19. Two storeys. Three windows. Painted brick	II	536222	130028
LB5	1439522	Highbrook War Memorial	War memorial	Modern	First World War memorial, designed by C E Kempe and Co of London and unveiled on 19 September 1920 with further inscriptions added after the Second World War.	II	536231	130167
Conservation Areas (500m study area)								
CA1	n/a	Highbrook	CA	Medieval & post-medieval	Historic settlement	n/a	536198	130077

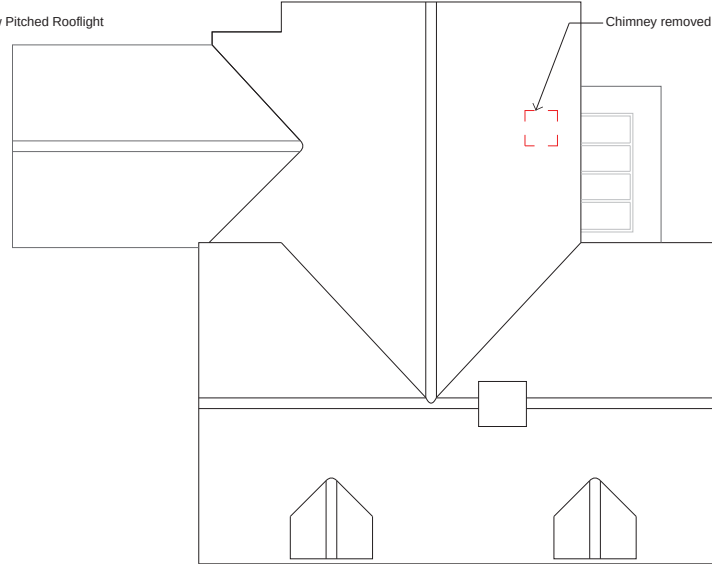
Appendix 2: Proposal plans and elevations



1 PROPOSED GROUND FLOOR PLAN / GR



2 PROPOSED FIRST FLOOR PLAN / FF



3 PROPOSED ROOF PLAN / RF

KEY

- EXISTING WALL
- PROPOSED WALL
- RESTRICTED HEAD-HEIGHT
- DEMOLISHED

NOTES

SCALING FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE.
WORK TO BE CARRIED OUT IN ACCORDANCE WITH
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AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.

PRINT PDF OF THE DWG IN ACTUAL SIZE.



REV NOTES

DATE BY

STATUS
PLANNING

PROJECT
HIGHBROOK COTTAGE
RH17 6SS

TITLE
PROPOSED PLANS

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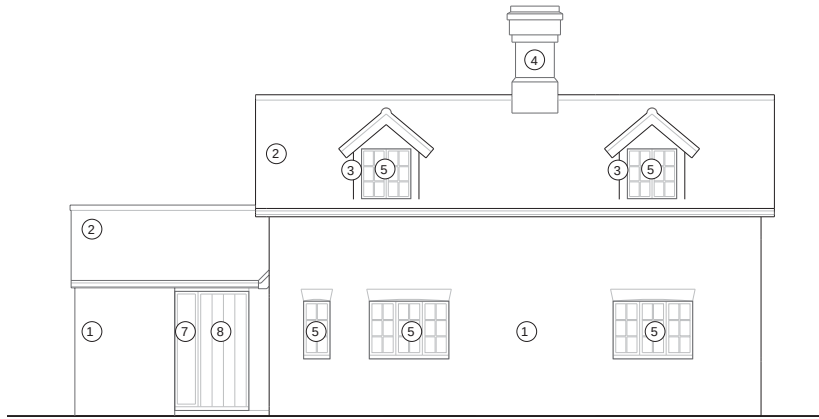
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ANDRE FORD ARCHITECT

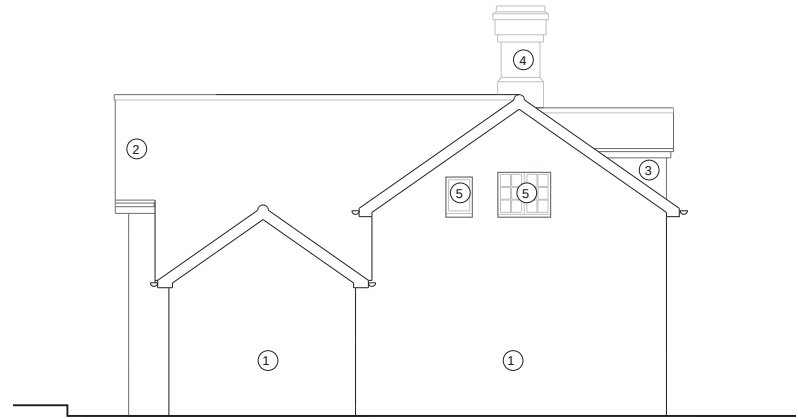
Heathly Hill
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e info@andreford.co.uk

DWG NUM HC-102 REV -



3 PROPOSED FRONT / NORTH-WEST ELEVATION



4 PROPOSED SIDE / NORTH EAST ELEVATION



1 PROPOSED REAR / SOUTH-EAST ELEVATION



2 PROPOSED SIDE / SOUTH-WEST ELEVATION

NOTES

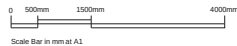
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AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.

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KEY

- | | |
|------------------------------------|----------------------------------|
| 1 Existing Brick | 7 Proposed Timber Window |
| 2 Existing Clay Tile Roof | 8 Proposed Timber Door |
| 3 Existing Clay Tile Dormer Window | 9 Proposed Glazed Timber Door(s) |
| 4 Existing Brick Chimney | 10 Proposed Rooflight |
| 5 Existing Timber Window | |
| 6 Existing Timber Door | |

REV NOTES

DATE BY

STATUS PLANNING

PROJECT
HIGHBROOK COTTAGE
RH17 6SS

TITLE
PROPOSED ELEVATIONS

SCALE AT A1: 1:50

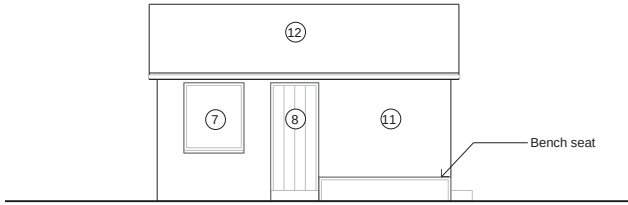
SCALE AT A3: 1:100

ANDRE FORD ARCHITECT

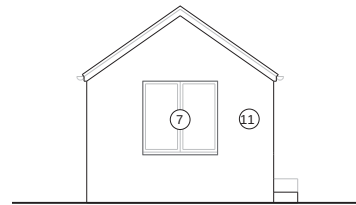
Heathly Hill
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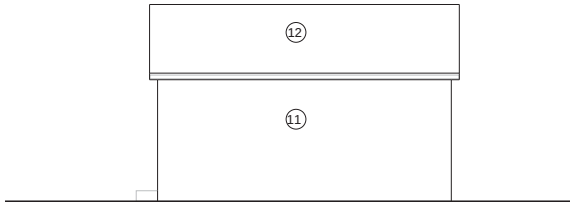
DWG NUM HC-201 REV -



3 GARDN OFFICE - PROPOSED FRONT / SOUTH-WEST ELEVATION



4 GARDEN OFFICE - PROPOSED SIDE / NORTH-WEST ELEVATION



1 GARDEN OFFICE - PROPOSED REAR / NORTH-EAST ELEVATION



2 GARDEN OFFICE - PROPOSED SIDE / SOUTH-EAST ELEVATION

NOTES

SCALING FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE.

WORK TO BE CARRIED OUT IN ACCORDANCE WITH
BYE-LAWS AND REGULATIONS OF LOCAL AUTHORITIES AND
STATUTORY UNDERTAKERS.

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READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS
AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.

PRINT PDF OF THE DWG IN ACTUAL SIZE.



KEY

- | | |
|------------------------------------|----------------------------------|
| 1 Existing Brick | 7 Proposed Timber Window |
| 2 Existing Clay Tile Roof | 8 Proposed Timber Door |
| 3 Existing Clay Tile Dormer Window | 9 Proposed Glazed Timber Door(s) |
| 4 Existing Brick Chimney | 10 Proposed Rooflight |
| 5 Existing Timber Window | 11 Proposed Timber Cladding |
| 6 Existing Timber Door | 12 Proposed Timber Shingles |

REV NOTES

REV	NOTES	DATE	BY
-	-	-	-

STATUS

PLANNING

PROJECT

HIGHBROOK COTTAGE
RH17 6SS

TITLE

PROPOSED GARDEN OFFICE ELEVATIONS

SCALE AT A1: 1:50

SCALE AT A3: 1:100

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DWG NUM HC-202 REV -

Appendix 3: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2024);
- Planning Practice Guidance, Historic Environment (2024);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

66 *General duty as respects listed buildings in exercise of planning functions*

(1) In considering whether to grant planning permission [F1 or permission in principle] 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.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board F

(4) Nothing in this section applies in relation to neighbourhood development orders.

72 *General duty as respects conservation areas in exercise of planning functions*

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [F1 functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the planning Acts and Part I of the M1Historic Buildings and Ancient Monuments Act 1953 [F2 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.

National Planning Policy Framework (NPPF; Dec 2024)

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. 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.

208. 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 minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. 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.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Mid Sussex District Plan 2014-2031

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.

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.

Policy DP35: Conservation Areas

The Council's 36 conservation areas are protected through national planning legislation but are designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements. The key characteristics of each of the conservation areas are described in conservation area character summaries on the Council's website. The Council has also produced more detailed conservation area appraisals and management plans for some conservation areas which assess local character and promote environmental enhancements. The conservation area character appraisals will be reviewed where necessary and the Council will support local groups such as local history societies to undertake this work.

DP35: Conservation areas

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: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Guidance

This assessment has been conducted with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CifA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
-

6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: “Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
 - Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Formal design;
-

- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
 - Competition with or distraction from the asset;
 - Dimensions, scale and massing;
 - Proportions;
 - Visual permeability (extent to which it can be seen through);
-

- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

AI

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