

HERITAGE STATEMENT

June 2025

DURSTONS

LODGE LANE | BOLNEY RH17 5RR



HERITAGE & CONTEXT

THE LISTED BUILDING

Durstons is a Grade II listed 17th century timber framed building situated in a semi-rural position to the west of the northern end of Bolney village. The property is not in the conservation area.

The listed building was a worker's cottage that has been added to over time, most recently with a 20th century wing added to the eastern side of the property in the 1960's. The older part of the property is part tile-hung, part weather-boarded, timber framed building with painted brick infill. The newer addition is brick built, and tile hung.

The listed building lies near the front of the property boundary on Lodge Lane and most of the garden extends to approx. 0.67 acre to the rear. The garden is mature and contains many sheds and outbuildings in a state of disrepair.

The photograph below shows the listed building visible from the street. It shows the oldest part to the right and the newer addition is the barn-hipped gable to the left.



Taken from Lodge Lane, looking south

PREVIOUS PLANNING PERMISSION

12/01657/FUL May 2012: Granted

Permission was granted to demolish the existing outbuildings and garage, and to erect a three-bay garage with a dormer window and external staircase. This work was not carried out by the previous owners and permission has lapsed. It should be noted that the current proposed garage is very similar (and in almost the same location) but is smaller than the building for which permission was previously granted.

The delegated report concluded that *"...the proposal is for a replacement garage within the curtilage of a Grade II listed building. It involves the demolition of a group of 4/5 outbuildings in the same location. The loss of the existing outbuildings will be a visual improvement in relation to the rural locality and setting of the listed building. The replacement garage/office will be of an appropriate scale and design, and will be sited further back from the house, so the listed building will still assume prominence in the street scene. The materials will blend in with the rural setting and will enhance the setting of the listed building."*

The meadow that was part of Durstons until 2022 was subject to planning application DM/16/5377 and is now no longer part of the property.

PROPOSED DEVELOPMENT

GENERAL

The proposal is a 'replacement' of existing dated buildings; update of 1950-1960s landscaping; combined with drainage improvements to protect the integrity of the listed building.

The proposals do not seek to alter or change the listed building itself, nor any other building or structure that is pre-1948 and within the curtilage of the listed building. Hence, listed building consent is not sought. As far as the applicants understand, all the proposals would be considered permitted development if they were on land that was not associated with a listed building.

DETAILS

The application seeks planning permission for the following:

- 1. Demolish existing garden buildings**

The demolition of existing garden buildings that are within the curtilage but are all post-1948 and therefore not treated as part of the listed building¹

The proposals will involve the removal of: -

- a. the existing double-length single-width garage
- b. three dilapidated wooden sheds next to the garage
- c. metal-framed greenhouse

The existing concrete garage has wooden frontage and is in very poor repair. It is unusable as it has been recommended by a RICS registered surveyor for demolition due to safety concerns. It is single car width, but two cars deep.

Photographs of the buildings to be demolished are contained in the document 'Proposal Details' submitted as part of the application.

2. Erection of replacement buildings

To include:

- a. an oak framed double garage
- b. a greenhouse
- c. a wooden gazebo
- d. a wooden sauna

3. Landscaping

- a. Replacing the existing hard landscaping to make it more permeable and to improve drainage. No proposal to increase the area of hardstanding, just update and improve it.
- b. Improve drainage to rear of garden.

IMPACT ON LISTED BUILDINGS

The proposals and the design do not seek to fundamentally change the setting and context of the listed building. They have been developed to enhance and retain its historical setting and character and in the case of some of the drainage plans for run-off water, improve the safety and security of the timber framed part of the building.

The view from Lodge Lane of the listed building will be affected to the extent that the existing garage (partly visible from the lane) will be replaced by a newer garage. The current and proposed garage are both set back from the listed building. The other aspects of the proposals will not be visible from the lane and will not impact the views of the listed building.

¹ Historic England Advice Note 10 (21 Feb 2018)

<https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/>

The proposed materials that would be viewed in proximity to the listed building are weatherboards, clay tiles, weathered oak, and golden gravel. These would be selected to be in keeping with local vernacular materials and to blend gently with the listed building.

IMPACT OF PROPOSAL FROM HIGHWAY

Below: The listed building and the driveway to the right



Below: A closer view, with a very rough visualisation of the location and scale of the proposed new garage – lined in red. This also shows the existing driveway, to be re-laid in gravel.



CONCLUSION

The applicants have designed the proposals with the principle of 'minimum possible interference'. This applies to possible interference with the setting and context of the listed building and the wider landscape. The applicants believe that it doesn't represent a radical departure or inappropriate modernisation, instead it uses traditional building materials (oak, heritage clay tiles, natural or stained weatherboards) for buildings that are in keeping with and sympathetic to the listed building, the semi-rural location and the nearby Conservation Area in Bolney village.