



WHALEBACK

DESIGN, ACCESS, HERITAGE & PLANNING STATEMENT

Jarvis, Steyning

ADDRESS
Jarvis
Jarvis Lane
Steyning
BN44 3GL

DATE
December 2025

REVISION
3

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Northwest Elevation

I. Introduction

- 1.1 The application relates to a Grade II listed 16th century farmhouse, later extended, together with a substantial garden to the west and south-west which contains an access route leading to a range of garage buildings.
- 1.2 Whaleback has been instructed to prepare this Design, Access, Heritage and Planning Statement to inform the design process and to support an application for planning permission and listed building consent. The proposals comprise alterations to the principal listed building, the replacement of a later modern addition on the south-east elevation, and the enhancement of the access route.
- 1.3 The applicant, having recently acquired the property, seeks to secure its long-term conservation through a programme of careful repair, restoration and modest adaptation, in accordance with statutory duties to preserve the special architectural and historic interest of the listed building and its setting.
- 1.4 The Statement begins with a description of the site and its surroundings, identifying relevant heritage designations, planning and environmental constraints. This establishes a clear understanding of the site's character and setting, and provides the foundation for the development of the proposals.
- 1.5 The historic and architectural development of the property is then examined, forming the basis of the Heritage Statement. This assesses the significance of the listed building and associated elements, and evaluates the likely impact of the proposals in line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The design adopts a light-touch approach, minimising intervention in historic fabric while ensuring the building remains viable, functional and sustainable for continued use.
- 1.6 The Statement concludes with an assessment of planning considerations, demonstrating that the proposals will preserve and, where appropriate, enhance the significance of the listed building and its setting, thereby securing its long-term future.



Aerial View (Google Earth)

2. Site and Surroundings

2.1 Jarvis is located on the west side of Jarvis Lane in the town of Steyning. Steyning, situated in the Low Weald, lies approximately 20 km south of Horsham and 8 km north-east of Worthing. The town occupies an area known as the Adur Gap, where the River Adur passes through a break in the South Downs. Jarvis Lane is centrally located within Steyning and runs eastwards from the High Street. The lane is largely built up with mixed residential properties, comprising mainly detached two-storey dwellings, along with some terraces and a number of semi-detached units. Many of the properties benefit from generously sized gardens.

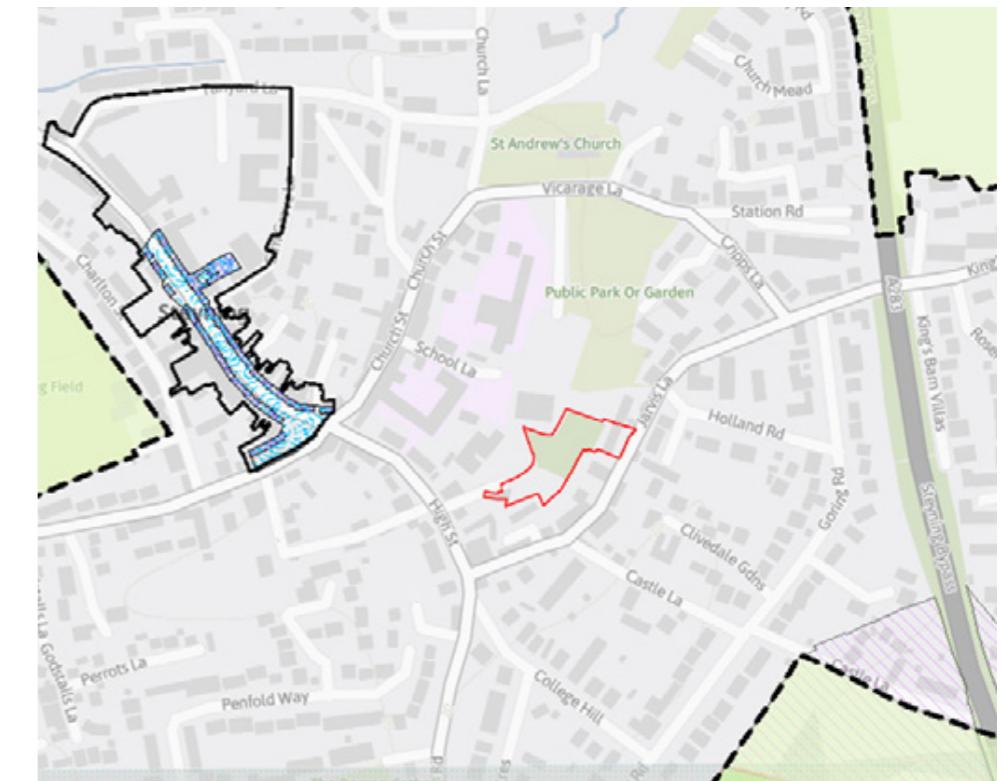
2.2 Jarvis is a two-storey residential dwelling dating from the 16th century, Grade 2 listed, constructed in timber-frame with a brick plinth. A modern brick garage is situated to the north side, linked to the main house by a single-storey brick extension.

2.3 The site is located within Flood Zone 1, indicating the lowest level of fluvial flood risk. There is, however, some risk of surface-water flooding in the front courtyard and along the northwest boundary of the garden, where the land slopes downwards.

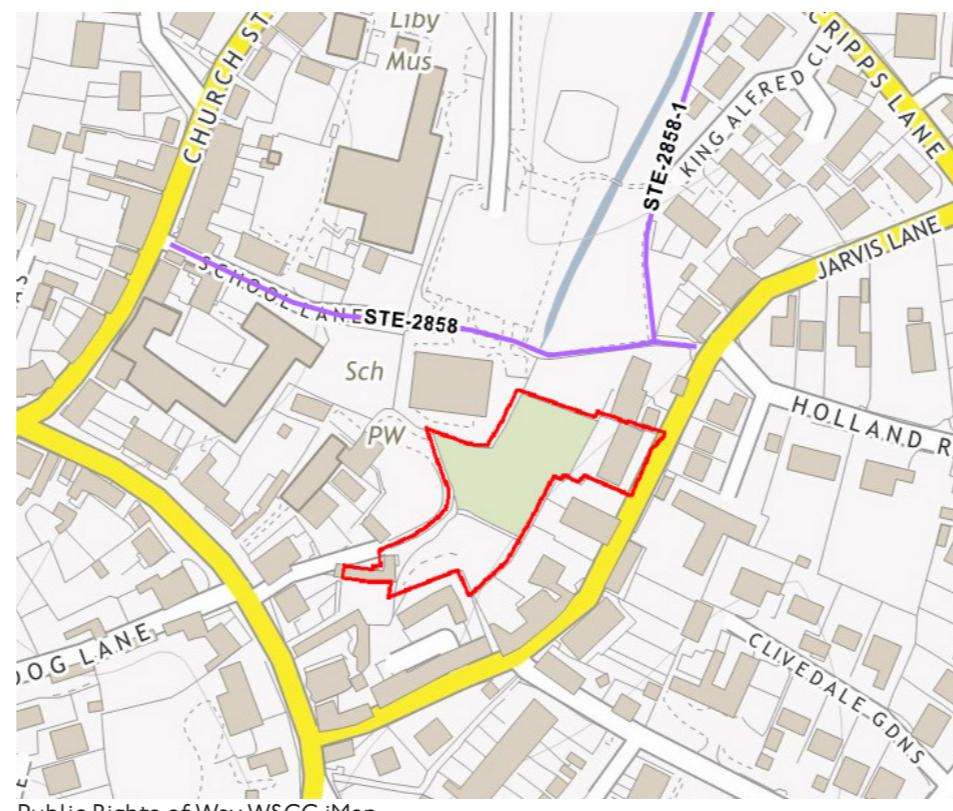
2.4 Heritage constraints include the national listing of the building, its position within a designated Archaeological Site, and its location within a Conservation Area. The Conservation Area status also affords protection to trees, several of which are mature specimens located within the site, particularly towards the sloping northwest side of the rear garden.



Heritage Constraints Map (Historic England)



Horsham Policies Map

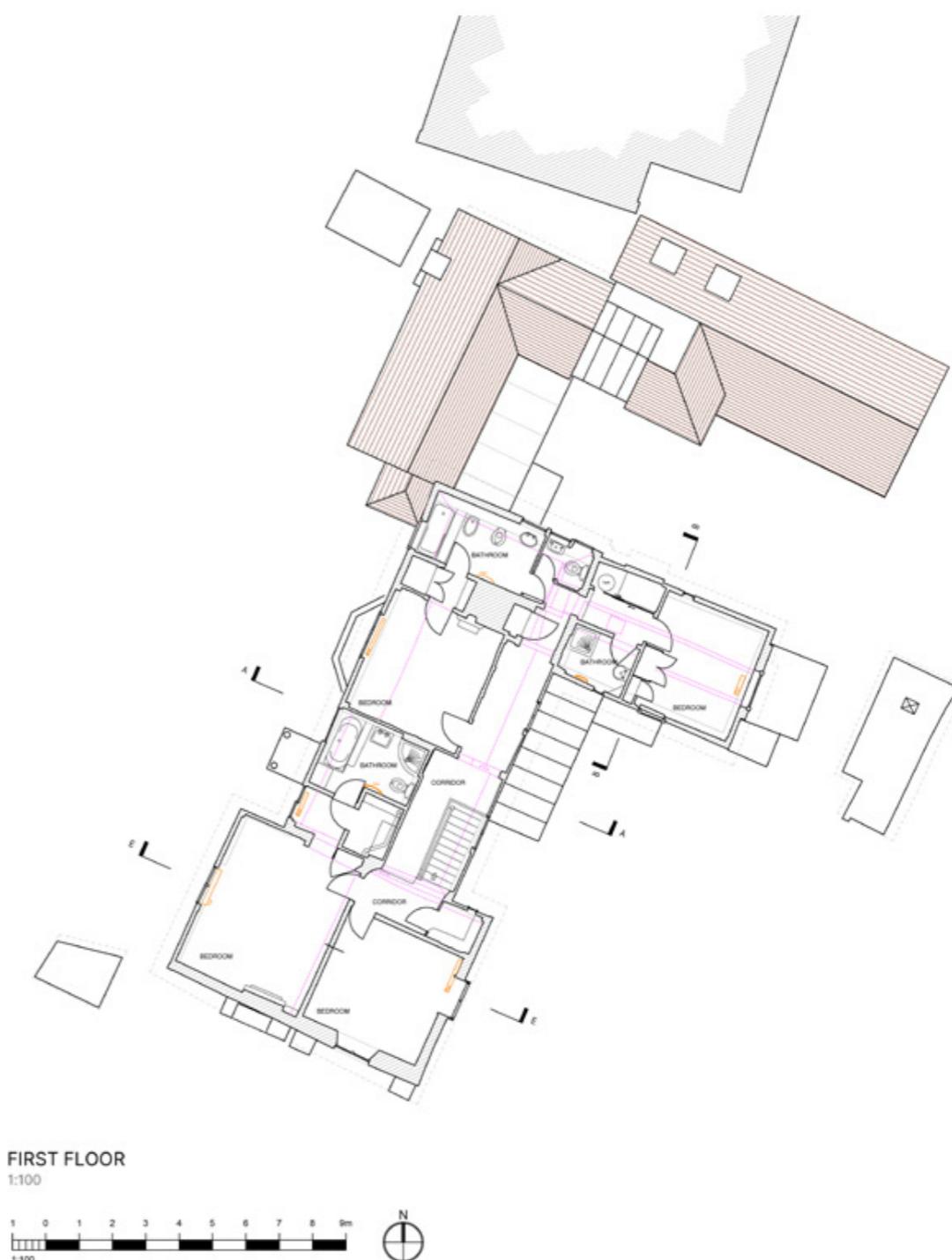


Public Rights of Way WSCC iMap

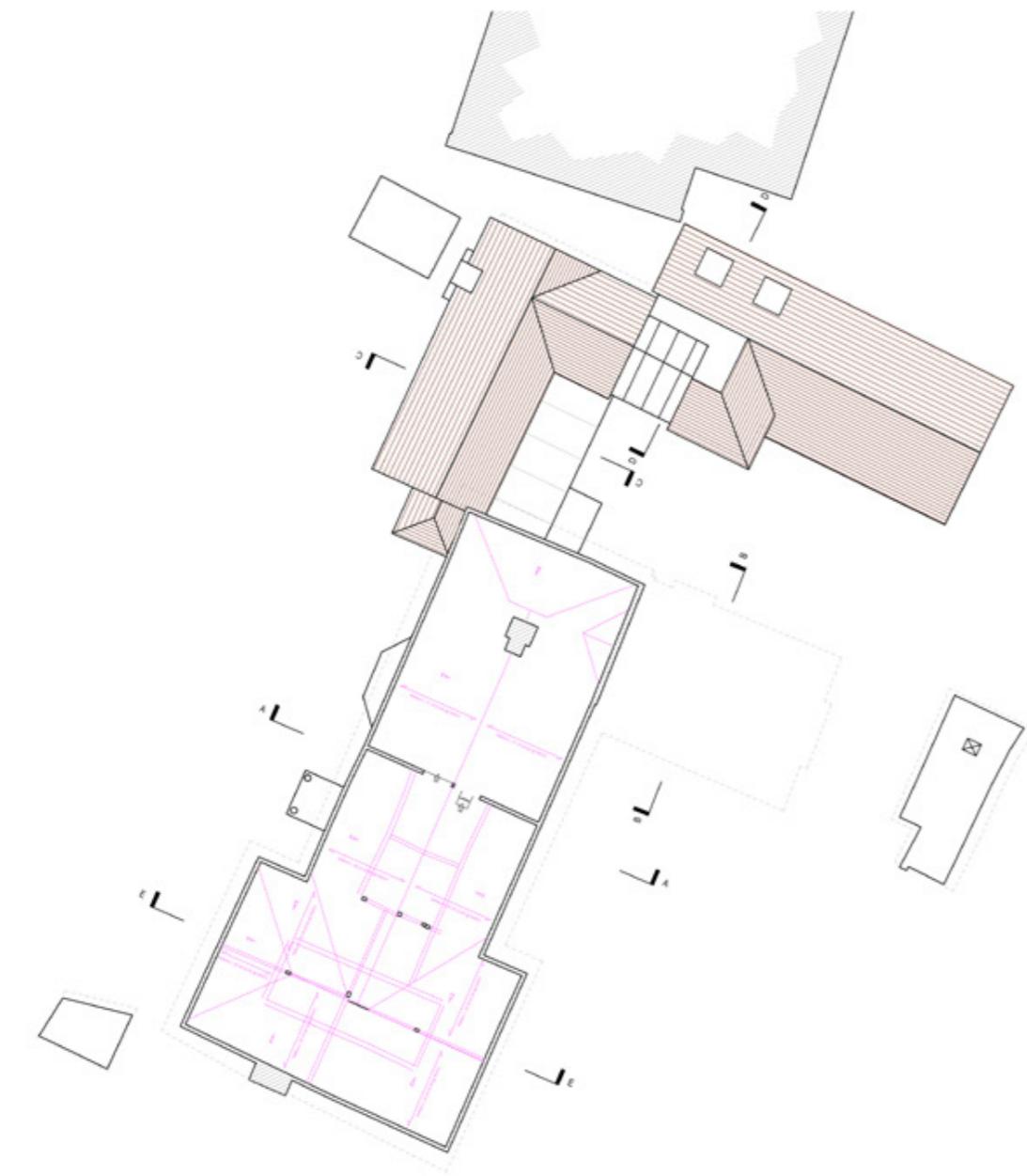


Surface Water Flood Risk Map (Environment Agency)

2. Site and Surroundings



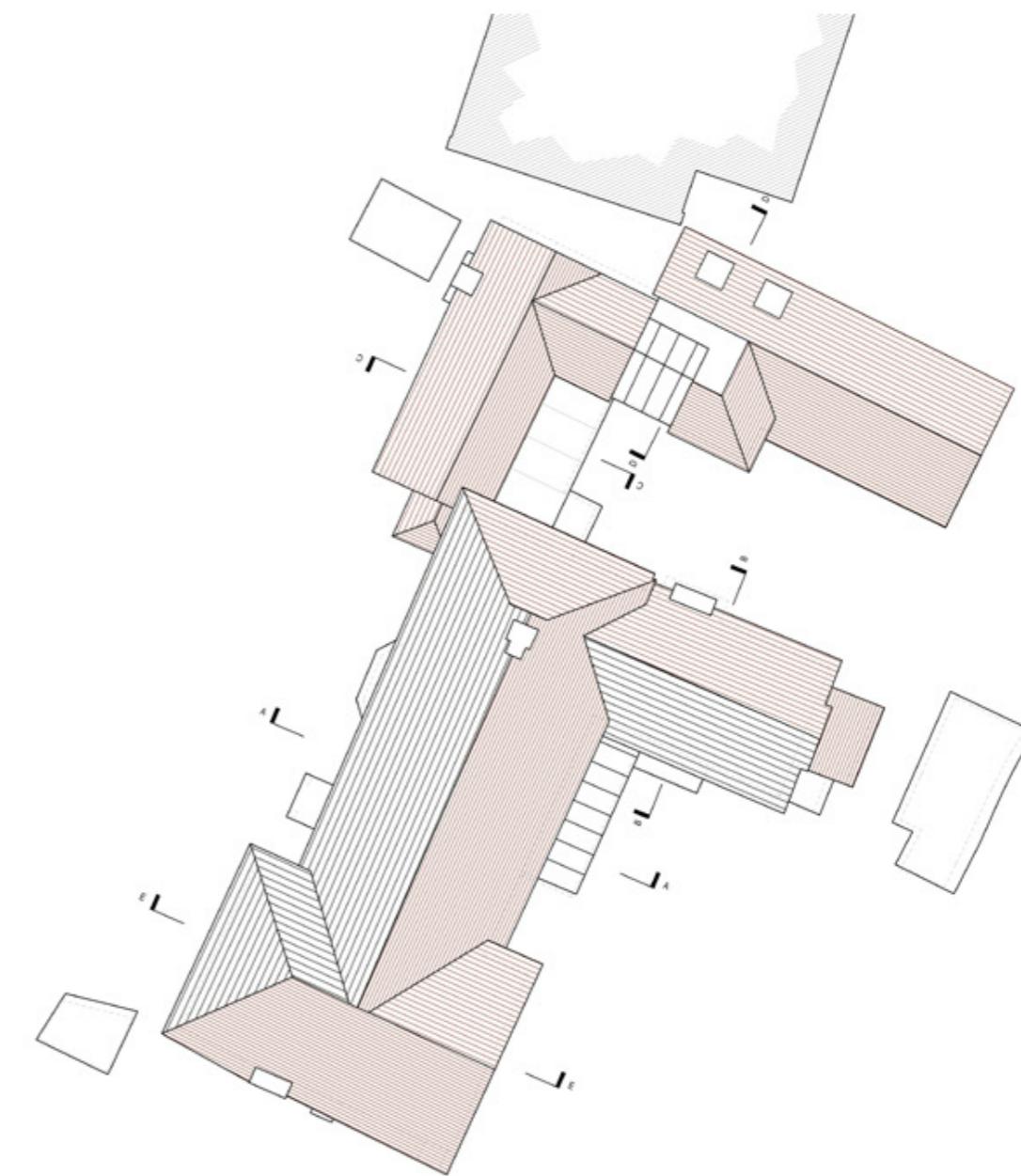
2. Site and Surroundings



LOFT PLAN
1:100



Existing Loft Plans



ROOF PLAN
1:100



Existing Roof Plans

2. Site and Surroundings



FRONT ELEVATION
[EAST] 1:100



REAR ELEVATION
[WEST] 1:100



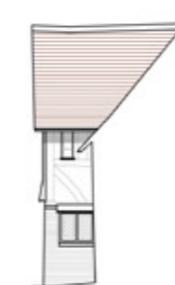
SIDE ELEVATION
[SOUTH] 1:100



SIDE ELEVATION
[SOUTH] 1:100



SIDE ELEVATION
[SOUTH] 1:100



SIDE ELEVATION
[NORTH] 1:100



SIDE ELEVATION
[NORTH] 1:100



Existing Elevations

3. Site Photographs



Northwest Elevation



Southeast Elevation



Garage Southeast Elevation



East garden area



Secondary entrance porch on northwest side of the dwelling



Courtyard between dwelling and garage (northeast)

3. Site Photographs



Shed in garden



View from shed (facing south)



Northwest elevation of house from proposed drive



Area of proposed drive looking northeast



Existing gate onto lane



Lane towards garages

3. Site Photographs



Kitchen



Living/ games room



Living room



Pantry



Entrance hall



Dining room fireplace

3. Site Photographs



First floor landing



Bedroom



Bedroom



Bedroom



Existing bathroom on SW corner



Attic space

4. Heritage Statement

MORPHOLOGICAL DEVELOPMENT

4.1 The earliest focus of settlement at Steyning lay around the church of St Andrew & St Cuthman, with Church Street forming the original spine of occupation. As the town developed into a market centre, activity shifted and a new commercial axis emerged along the sinuous High Street. Burgease-type plots, narrow to the street and long to the rear, were established along this principal route, expressing the typical morphology of a medieval market town.

4.2 Throughout this period, Jarvis Farm remained a medieval agricultural holding positioned beyond the built-up area, an outlying farmhouse set among open fields. While the High Street consolidated as the commercial heart, the church retained its ecclesiastical significance, Jarvis Farm occupied land beyond these two dominant nodes, within the town's agricultural hinterland.

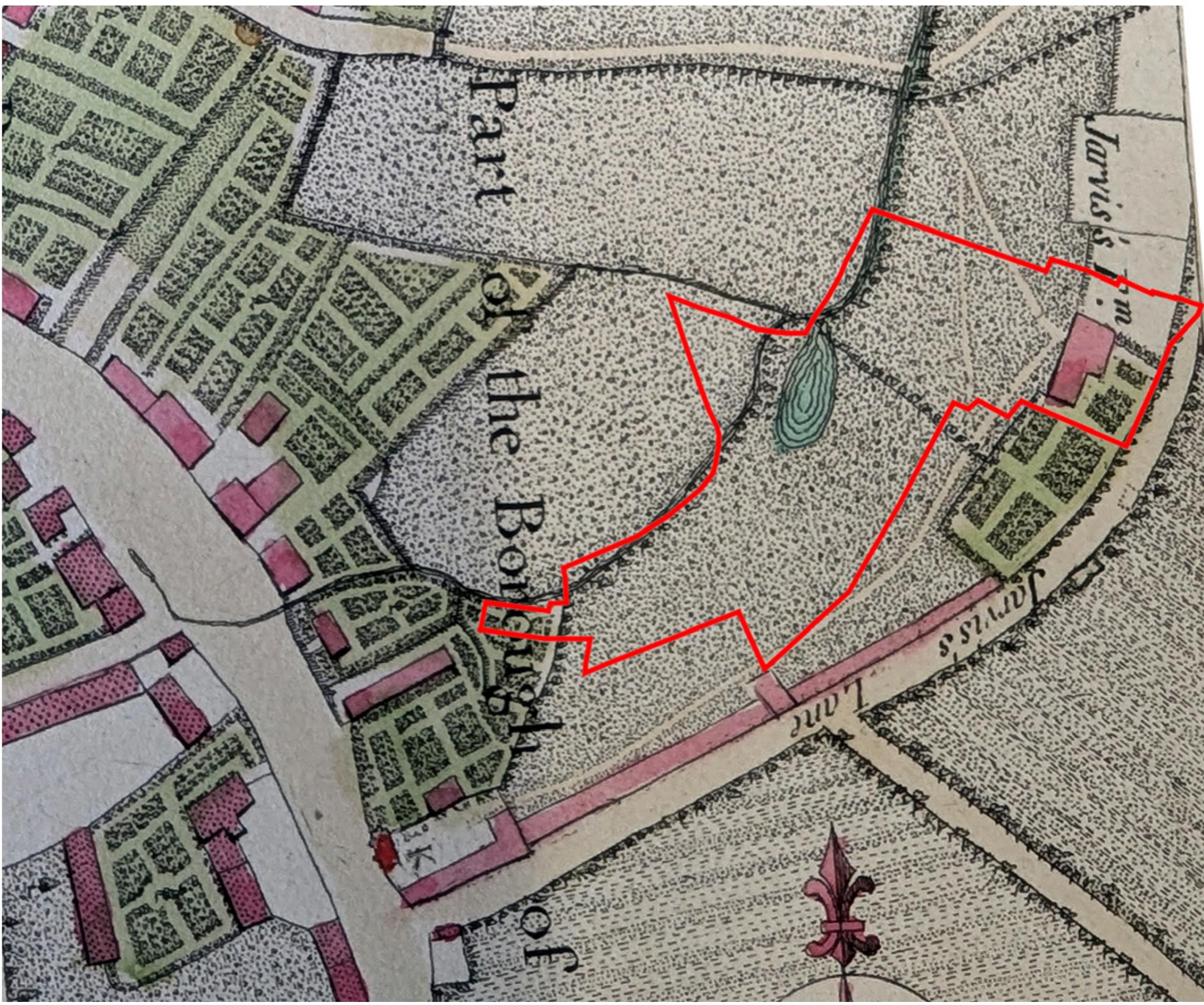
4.3 This peripheral character persisted into the 19th century. Historic mapping shows fields extending between Jarvis Farm and the rear of properties on the High Street, and further open land separating it from plots on Church Street to the north and north-west.

4.4 As Steyning grew, light-industrial and workshop uses began to fill Jarvis Lane, between Jarvis Farm and the High Street. Industrial functions such as brewhouses, workshops and other services typically gravitated to the margins of market towns; close enough for trade, but away from their primary religious and commercial centres. This reinforces the area's historic working identity as peripheral yet economically active.

4.5 By the early 19th century, Jarvis Farm still retained its agricultural setting, with fields to all sides and lanes and twittens providing functional links to the town. These routes, such as the path continuing from the end of School Lane and a rear passage behind the workshops, demonstrate how the farm related to, but remained distinct from, the activities of the town to the northwest.

4.6 Historic maps are reproduced on the following page. These show the degree to which the setting and townscape context has changed since 1817. The site itself has remained remarkably unaltered. The low resolution of the maps means that they are of limited use in illuminating the historic development of the property. We know that the main historic parts of the house were already in place by 1817 and that the additions to the north were built after the survey for the 1932 OS map.

4.7 Taken together, this context shows that the significance of Jarvis lies chiefly in its identity as a historic farmstead, formerly distinct from the main settlement and set within an agricultural landscape of fields and hedgerows. Despite this separation, it maintained strong functional connections to the town via Jarvis Lane and by footpaths linking it to Church Street and the church. Its historic morphology illustrates the point of transition between agriculture, small-scale industry, and the expanding urban fabric at Steyning's southern edge.



Map of 1817

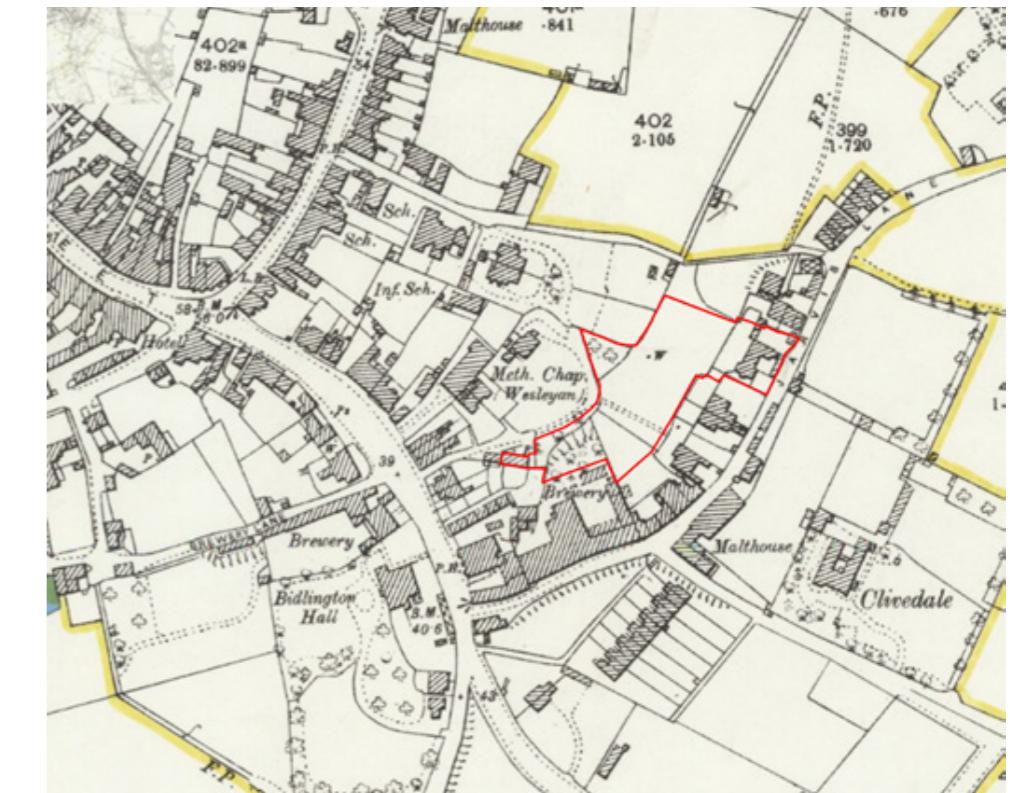
4. Heritage Statement



1817



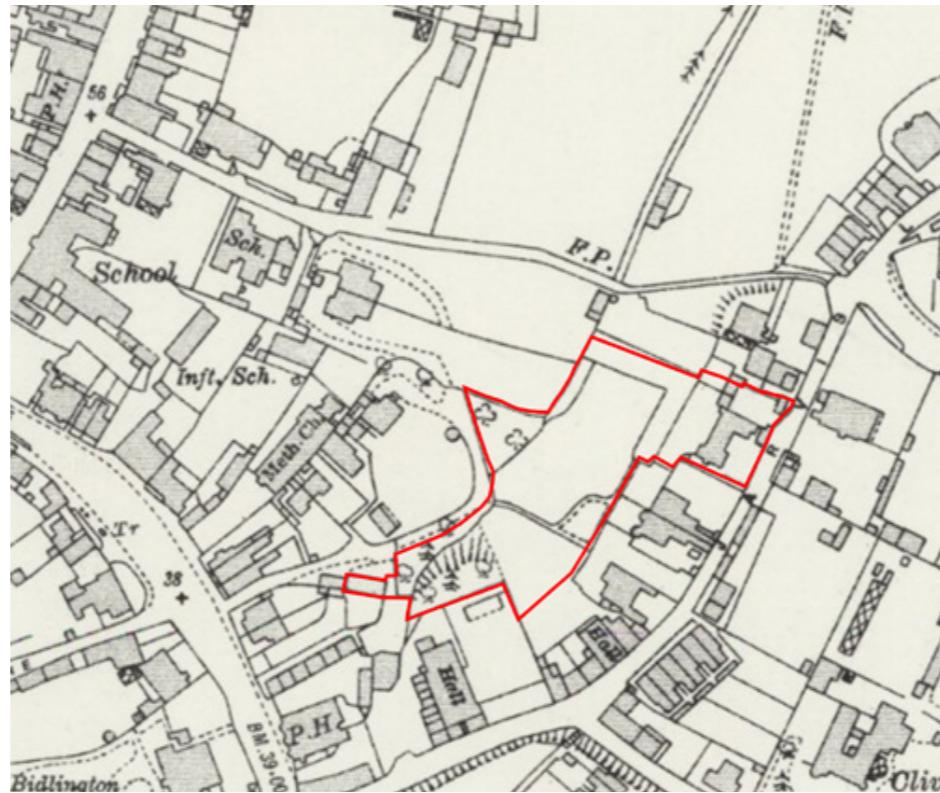
1840



189



1909



1932



Current OS

4. Heritage Statement

HISTORIC DEVELOPMENT AND SIGNIFICANCE

Listed Building Description

4.8 Grade: II, List Entry Number: 1027256, Date first listed: 09-May-1980

4.9 T-shaped early C16 timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Tiled roof in front, Horsham slabs at back. Casement windows with diamond-shaped panes. Two original windows in south wall and three in east wall. Queen-post roof inside. Listing NGR: TQ1793711141

Topographic and settlement context

4.10 Jarvis occupies a marginal position at the south-eastern fringe of medieval Steyning, on a lane branching from the east side of the south end of the medieval High Street.

4.11 Jarvis was originally a farmhouse built beyond the town's south-east edge; the farm and its associated land formed part of the agricultural hinterland beyond the ecclesiastical and commercial cores of Steyning and contributed to their rural setting. By the 19th century the surrounding land had begun to be developed, but Jarvis itself remained a visible survivor of the pre-urban landscape and the nucleus of the former agricultural holding.

Plan form and principal fabric

4.12 Jarvis is T-plan in form: a three-bay main range oriented northeast-southwest with a two-bay cross-wing lying approximately northwest - southeast. The first floor is predominantly timber framed with curved braces and plaster infill although the southeast and southwest elevations of the crosswing are tile hung.

4.13 The ground floor has been largely rebuilt in red brick, but the crosswing is again differentiated by being of brick and flint, coarsely laid.

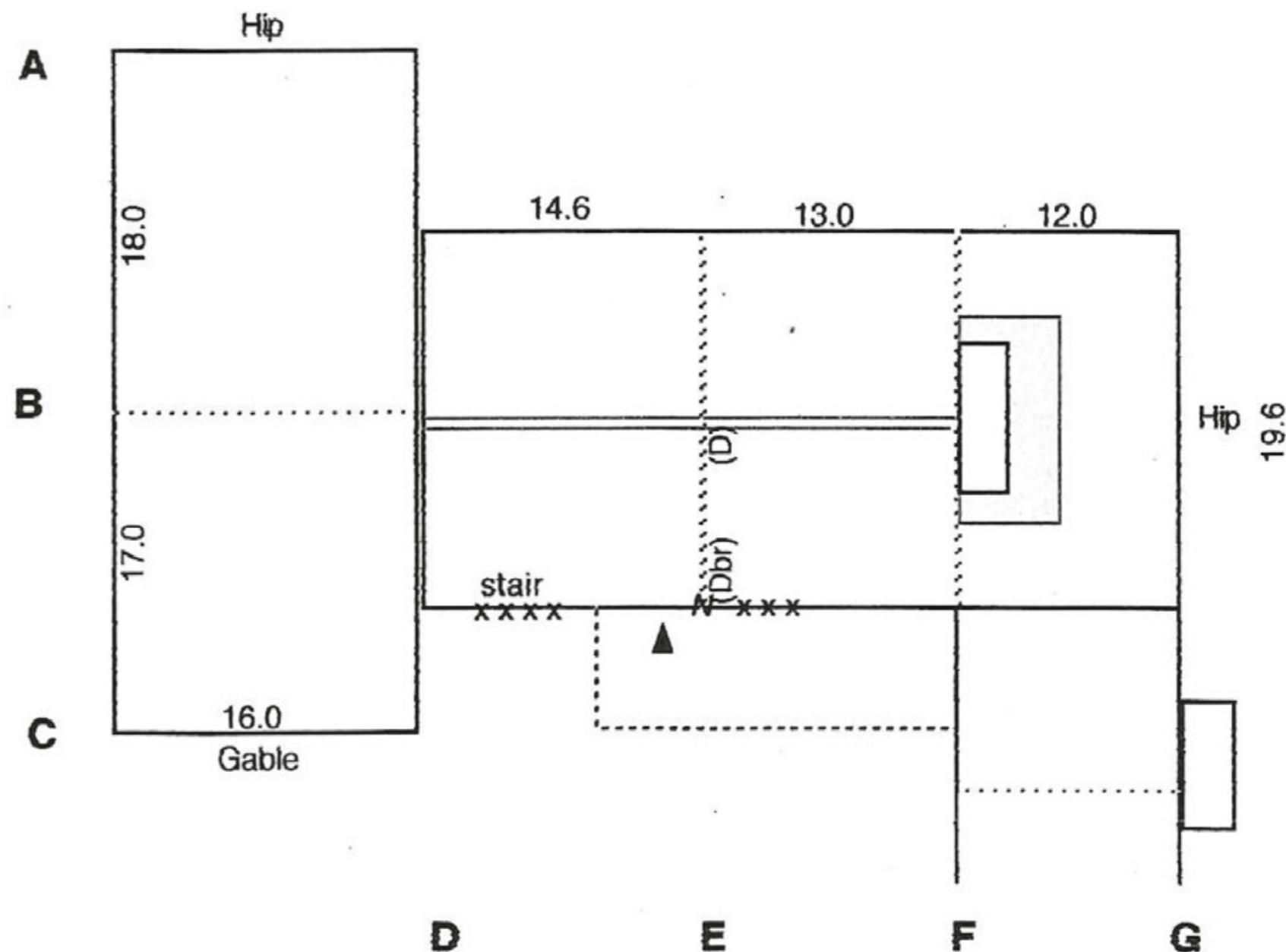
4.14 Roof coverings vary: plain tiles to the front elevation and Horsham stone slabs at the back and to the addition that projects to the northeast end of the front elevation.

4.15 Windows are casements with diamond-paned glazing; two original windows survive in the south wall and three in the east wall as noted in the listing

4.16 Internally the building displays medieval carpentry characteristics, including queen-post trusses and wind-braces to clasped purlins. Structural evidence and historic fabric indicate a complex phasing history (see below): evidence of sooting, open-end bay construction, axial girders and distinct differences in roof framing point to an original open-hall arrangement with subsequent insertion of floors, partitions and chimneys.

Wealden Building Study Group Description, 2013

4.17 Generally timber-framed elevations with regular square panels, curved half-height tension bracing on the corners and from bay posts. Gable at C tile-hung to first floor. Stone roof hipped with gablet at G. Southern addition at FG with storey height studding and straight corner bracing.



Proportional but not to scale; approximate imperial measurements

Wealden Building Study Group diagrammatic plan

4. Heritage Statement

4.18 Doorhead with sunken spandrels pegged in DE (south). Present stair possibly in an early position. D>F floored with axial girders neatly stop-chamfered; joists ceiled in. Girder EF supported by mid-tie above high hearth bressumer.

4.19 Principal posts with rootstocks, some down-bracing halved to mid-rails. Scarf (M) evident in eaves plate at E (south) also mortices for brace (passage not original). Doorway between DE and AB visible. Triangular mortices for window mullions beneath eaves plate DF (south).

4.20 Roof construction of clasped side purlins with queen-strut trusses over DG, side-purlins with collars over AC, with wind-bracing to DF, and in pairs from principal rafters in AC, which would have provided impressive first floor chambers. Purlins over D>G extend noticeably beyond D notched for further pair of rafters which would have thus provided a protective overhang to the gable. Scarfing in purlins noticeable at E, and remains of daubed wattle partition to apex at E. Also access to loft above tie, and within roof space hasps and framing for doorway at D to (?) storage space over AC, for which rafter was cut. The evidence of the unfinished tie and rafters of AC indicate it had always abutted another building (JT). Extensive candle bums on this truss around doorway. East face of framing for partition in roof space at F, collar to east of stack and all timbers of FG including hip heavily sooted.

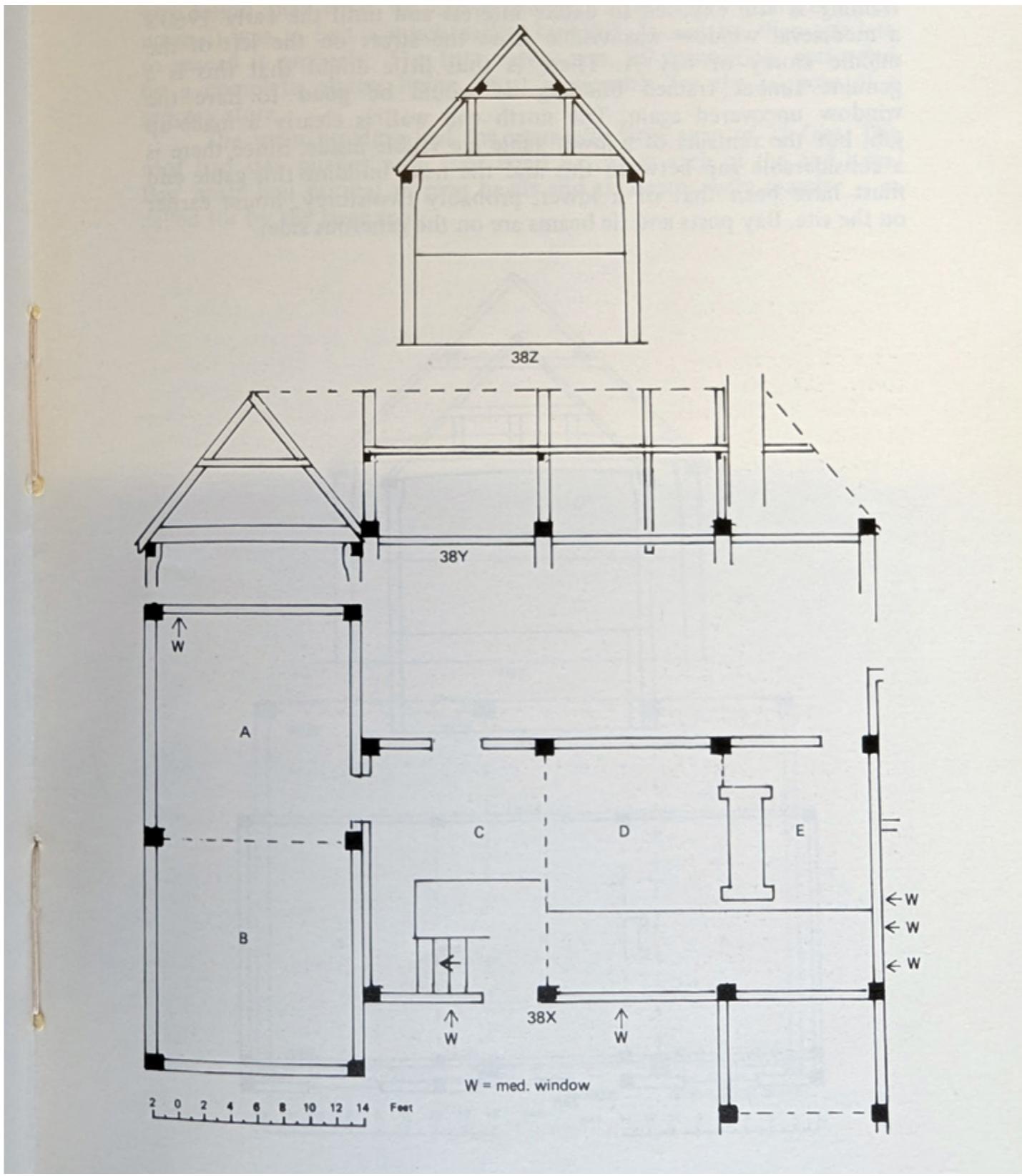
4.21 The pattern of sooting in the roof and flooring construction of EF indicate that the end bay was unfloored and used as an open hall, partitioned at F from the two floored bays DF. Initially these bays would have been open to rafters at first floor, but ceiling over DE provided storage/extr sleeping space. The overhang detail at D and evidence that the access to the roof space over AC was formed later, as well as the differences in roof framing suggested this wing was added. The apparent discrepancy in dendro dating could be accounted for if AC had been dismantled and moved from another site, where it had abutted another and possibly older building.

Phasing and structural development

4.22 The phasing of Jarvis is recorded in both structural survey material and dendrochronology; the evidence permits a sequence of development:

4.23 Phase 1 – three-bay range / open end bay to hip (1530-60): C, D and E in the surveyed plan. C and D are nearly equal whereas E is a smoke bay into which a chimney stack was later added. There are two medieval windows in the southeast wall and three in the northeastern (although one of the latter has been impacted by recent works). The roof is queen-post with wind braces and normal medieval rafters. It is considered that the stairs are in their original position although rebuilt in the 19th century.

4.24 Phase 2 – cross-wing addition (1540-80): The cross-wing (bays A and B) has been interpreted as a later addition. Dendrochronology (Oxford Dendrochronology Laboratory Report 2006/45) concludes that timbers from the cross-wing and a single timber from the main range returned likely felling/use dates in the period 1524–1539. However, as noted, the discrepancy could be accounted for if AC had been dismantled and moved from elsewhere. The similarity of detail in both roofs had led earlier authors to assume contemporaneity but the tree-ring dates indicate at least two closely related



Ground Floor Plan as Existing

4. Heritage Statement

phases within the same century. The side corridor upstairs may be original.

4.25 Phase 3 – chimney insertion (c.1620) and partial internal reconfiguration: Documentary notes and the building record describe a heavily-sooted smoke-bay and the later insertion of a brick chimney with additional flues. This confirms the transformation from an earlier open-hall/sooted end arrangement to a more modern serviced plan with enclosed hearths.

4.26 Phase 4 – later additions and 18th–19th century alteration (c.1700): A further bay added southeast of the northeast bay of the main range, next to E on the plan. The kitchen wing, consisting of two late timber-framed bays, post-dates the earlier one adjacent.

4.27 In the 19th century bays A and B (the western cross-wing) were heavily rebuilt after decay: B shows little medieval fabric, while A retains some timber-framing including a mediaeval window in its north wall. The ground floor elevation was substantially rebuilt in brick (date not precisely recorded in the notes), and some roof reconstruction took place without evident reuse of old timbers.

Evidence of original layout and use

4.28 The timberwork and soot patterns provide important functional evidence. The sooted timbers and open end bay indicate an original hall form, with the end bay (E) functioning as an open hall space and DF forming floored bays. Axial girders, stop-chamfered joists and other carpentry details point to substantial first-floor chambers formed by later insertions and ceilings over formerly open spaces. Mortices and notches in purlins, traces of daubed wattle partitions and roof-space fittings indicate reuse, later subdivision and the creation of storage/loft spaces. These features collectively demonstrate a building that evolved from hall house conventions to a multi-cell farmhouse plan across the early modern period.

Documentary history and ownership

4.29 Jarvis is a named holding with deep documentary roots. The land and name are associated with the Gervays family from at least the 13th–14th centuries (Robert Gervays c.1255; another Robert Gervays paying tax in 1329). Documentary sources record the holding as “Gervases”/“Gervys”/“Jarvis” in the later medieval period. At some stage parts of the Jarvis lands (Garveys Croft and Georgies Croft) were conveyed into the ownership of local religious trusts (the chantry and Brotherhood/Brotherhood of the Holy Trinity); these lands appear in inventories c.1548 drawn up at the Dissolution. The Farnfold family emerge as significant post-Dissolution owners: Richard Farnfold of Gatewick is recorded as a tenant of Georges Croft in 1544 and later Farnfold ownership is attested in 1609 documents. Subsequent recorded tenants and owners include the Patching family, the Scras/Scrace family (1690), the Lidgetter family (early 18th century) and later proprietors such as the Fuller family, the Gates family (late 18th–early 19th centuries) and a series of 19th–20th century owners. The documentary record therefore traces Jarvis’s continuous role as a farm and tenanted holding across the medieval, early modern and modern periods.



1904 painting of northwest elevation

4. Heritage Statement



Postcard, early 20th century

4. Heritage Statement



Postcard postmarked 26th March 1930

Later historic and 20th century change

4.30 Jarvis remained recognisably a farmhouse into the 20th century and much of its external appearance is recorded as little altered between c.1904 and the mid-20th century. Photographic and auction catalogue evidence suggests some window alterations occurred between the 1930s and 1952 (replacement of sash/casement forms with metal-framed glazing in that mid-20th century period), and en suite and modern bathroom interventions post-1952 are recorded. Internally the drawing room and other modern partitions date to the 20th century or later; the kitchen wing and other service rooms reflect accretions across centuries.

Archaeological and historic environment value

4.31 The Steyning Historic Character Assessment places Jarvis within HUCA 7, a zone described as the former Jarvis Farm and a mixture of later suburban housing with a handful of early 19th-century buildings. Jarvis is the only listed building in the HUCA and is the principal surviving pre-1800 structure; the area's archaeological potential is assessed as moderate. The building therefore represents a rare survivor of pre-urban farmstead morphology within an area since absorbed by 19th–20th century expansion.

Statement of Significance

4.32 Jarvis is a building of high heritage significance, derived from its architectural, historic, and evidential value, and from its role in illustrating the early development of Steyning. Its importance lies first in its fabric: a largely intact

early 16th-century timber-framed house retaining characteristic medieval carpentry, including queen-post trusses, clamped side purlins, wind bracing, and original windows. The structure preserves clear evidence of its evolution from an open-hall house to a floored, multi-cell farmhouse, with surviving sooted timbers, axial girders, stop-chamfered joists, smoke-bay remnants, and later chimney insertions. These elements collectively provide a valuable and legible record of changing domestic arrangements across the 16th and 17th centuries.

4.33 The building's form, its T-plan, roof structures, framing techniques, and surviving medieval joinery, offers an unusually complete sequence of early construction and later modification. The differences between the main range and the cross-wing, the variation in roof carpentry, and the mortices and re-used elements all contribute to an understanding of incremental expansion and adaptation. Few buildings in Steyning retain such a coherent body of early fabric, and Jarvis is therefore an important example of vernacular construction in the region.

4.34 Jarvis also has strong historic value. Documentary sources trace the holding to the Gervays family from at least the 13th–14th centuries and chart its continuity as a named farm through post-Dissolution reorganisation and later tenancies. This unusually long documentary record demonstrates the persistence of Jarvis as an identifiable agricultural unit over many centuries, strengthening its associative and evidential value.

4.35 Equally important is the building's contribution to understanding the morphological development of Steyning. Jarvis originated as a farmstead on the south-eastern edge of the medieval town, set within an open landscape of fields and hedgerows. It lay beyond the two principal nodes of settlement, the church at the northern end and the commercial High Street to the north-west, but remained connected to both by lanes and footpaths. This position at the interface between settlement and countryside is central to its significance. The farmstead illustrates the structure of Steyning's hinterland before 19th-century expansion, when small-scale industry and workshops began to appear along Jarvis Lane and the farmland around the house gradually diminished.

4.36 Jarvis is now the sole surviving pre-1800 building within its Historic Urban Character Area and retains the clearest evidence of the area's former agricultural identity. Its large garden, elevated plot, and boundary walls preserve a sense of the historic farmstead footprint within what is otherwise a later suburban context. This rarity enhances its townscape significance and provides a tangible link to Steyning's rural origins.

4.37 Taken together, the architectural fabric, constructional phasing, and long documentary history give Jarvis considerable evidential value and make it a highly informative example of early domestic architecture. Its position within the evolving settlement, originally peripheral yet functionally connected, adds an important layer of historic and contextual significance, illustrating the point at which the medieval town gave way to its agricultural hinterland. The building therefore contributes not only through its intrinsic qualities but also through its ability to illuminate the wider development of Steyning and the historic relationship between town and countryside.

4.38 Jarvis is consequently a heritage asset of high significance. Its fabric, form, and site together constitute a rare and instructive survival, meriting careful conservation and thoughtful management in any future proposals.

Contribution to Conservation Area

4.39 Jarvis contributes to the character of the Steyning Conservation Area by helping to explain the town's looser, more rural fringe and its transition from the historic core into the surrounding landscape. It sits within the character area described as the fringes of the medieval town, where development was historically sparse, irregular and often linked to agriculture. The appraisal notes that this part of Steyning includes former outlying farmsteads and larger houses in generous plots, set back from the street and interspersed with vegetation and rising ground. Jarvis fits this pattern closely. Its origins as a medieval farmstead explain both its spacious plot and its slightly detached, elevated position east of the High Street. These qualities reinforce the sense that this was once the town's edge, where settlement gave way to fields.

4.40 Although later development has grown up around it, Jarvis still reads as a large, historic building in its own grounds. The surrounding gardens, mature trees and glimpses of open space align with the appraisal's description of this area as quiet, green and semi-rural in character. The building contributes to this through its scale, materials and age, adding depth to a street that otherwise contains a mixture of 19th and 20th century infill. It also helps illustrate the historic mix of agricultural and small-scale industrial uses that once occupied Jarvis Lane, which contained breweries and other workshops serving the town.

4.41 Jarvis therefore strengthens the legibility of this transitional character area. It preserves the memory of Steyning's former agricultural outskirts, supports the varied townscape that the appraisal highlights as a defining feature, and provides a tangible link between the medieval core, the historic lanes, and the landscape that once surrounded the settlement.

4. Heritage Statement

Development Phases

4.42 The phasing plan opposite illustrates the principal stages in the development of Jarvis. It should be emphasised that the phasing plan is indicative and does not analyse the detailed sequence of construction within each envelope. The relative ages of individual structural elements require closer investigation and more precise representation to establish a fully resolved chronological illustration of the building.

4.43 The earliest and most significant elements of the building are shown in dark and light brown, representing the 16th and 17th-century fabric that forms the architectural and historic core of the house. Additions shown in green correspond to 19th-century additions, while the blue-shaded section to the north was constructed at the very end of the 19th century or in the early 20th century.

4.44 Later elements coloured red date from after 1930. These phases are not considered to hold heritage value. The historic photographs included above also indicate that the present diamond-leaded windows were introduced after 1930 and are not considered to contribute materially to the building's significance.

4.45 The porch on the middle of the northwest elevation warrants particular attention. Although altered, it appears to incorporate remnants of a 17th-century structure. There is potential for its sensitive repair and reinstatement in a manner that draws more appropriately on classical precedent.



Schematic phasing plan

5. Development Proposal



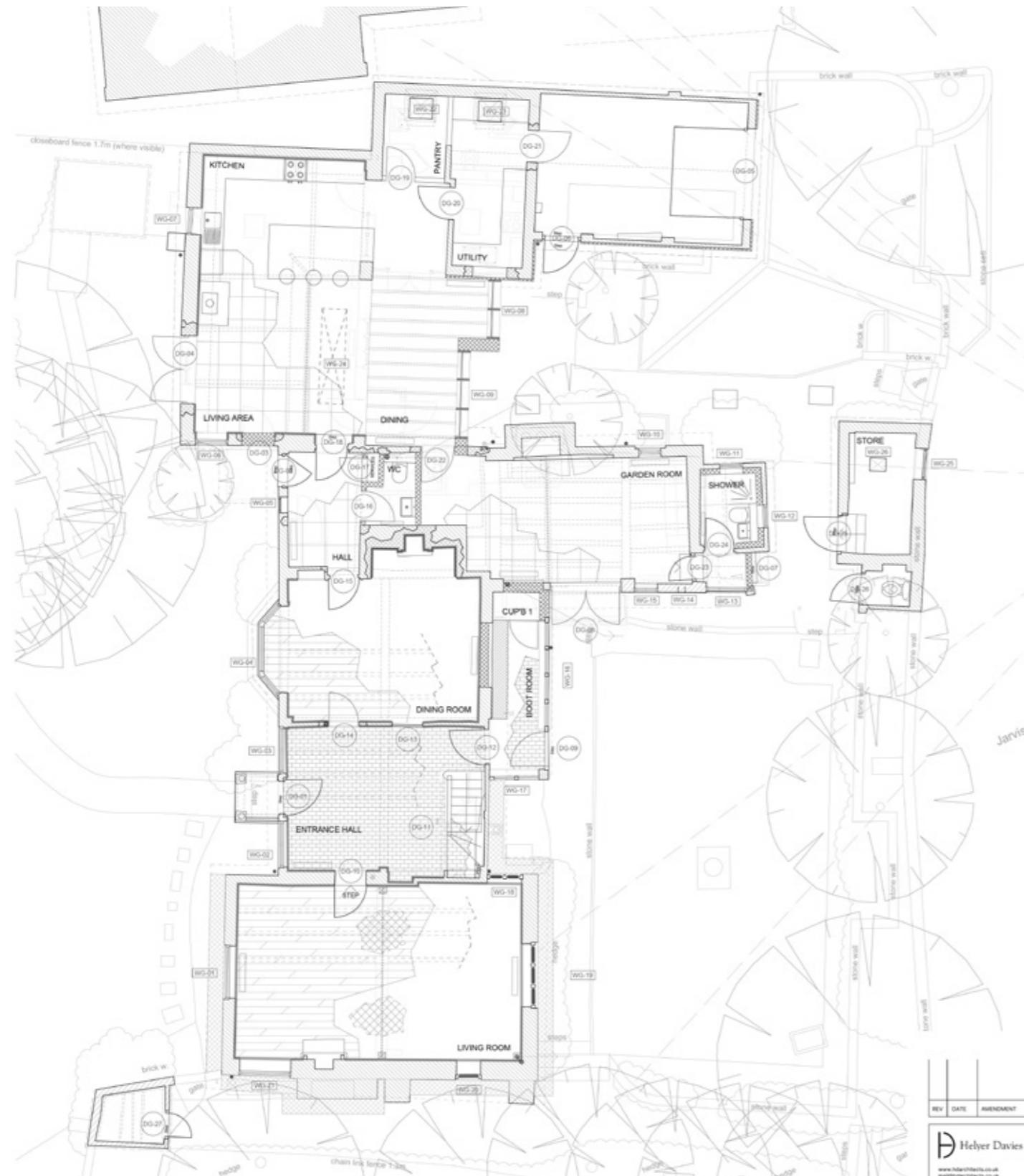
Proposed Elevations, Helyer Davies (2025)

REV	DATE	AMENDMENT	DRAWN

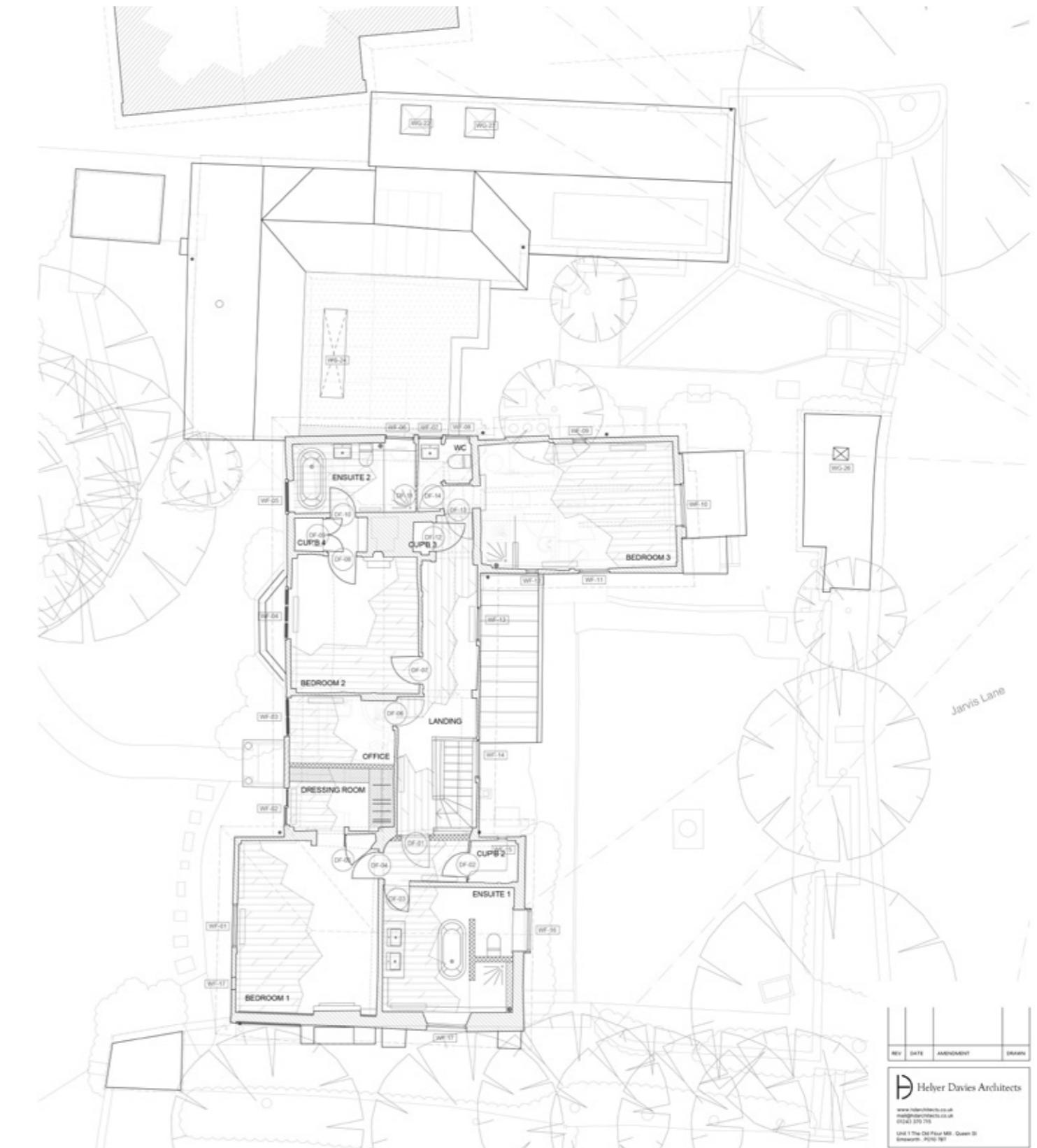
 Helyer Davies Architects
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01243 370 775
Unit 1 The Old Flour Mill, Queen St
Emsworth, PO10 7BT

PROJECT

5. Development Proposal



Proposed Ground Floor, Helyer Davies (2025)



Proposed First Floor, Helyer Davies (2025)

5. Development Proposal



Proposed Landscape Masterplan, Lizard Landscape Design & Ecology (2025)

5. Development Proposal

5.1 The proposals comprise a programme of repair, restoration and selective alteration and extension to Jarvis, informed by a detailed understanding of the building's development and heritage significance. The approach is guided by a clear conservation strategy: to remove or modify later, low-significance interventions; to repair and reveal historic fabric; and to reinstate aspects of historic character and plan form where supported by evidence. The scheme has been developed following detailed research and with specialist input from Joe Thompson, timber-frameologist and MSc Programme Leader in Timber Building Conservation at the Weald & Downland Living Museum.

5.2 Across the house, post-1930 windows of limited heritage value will be replaced or altered using appropriately detailed single-glazed joinery with secondary glazing, reinstating window types consistent with the building's 18th- and 19th-century phases. Windows containing medieval and later historic fabric will be retained and repaired, with no loss of significant material.

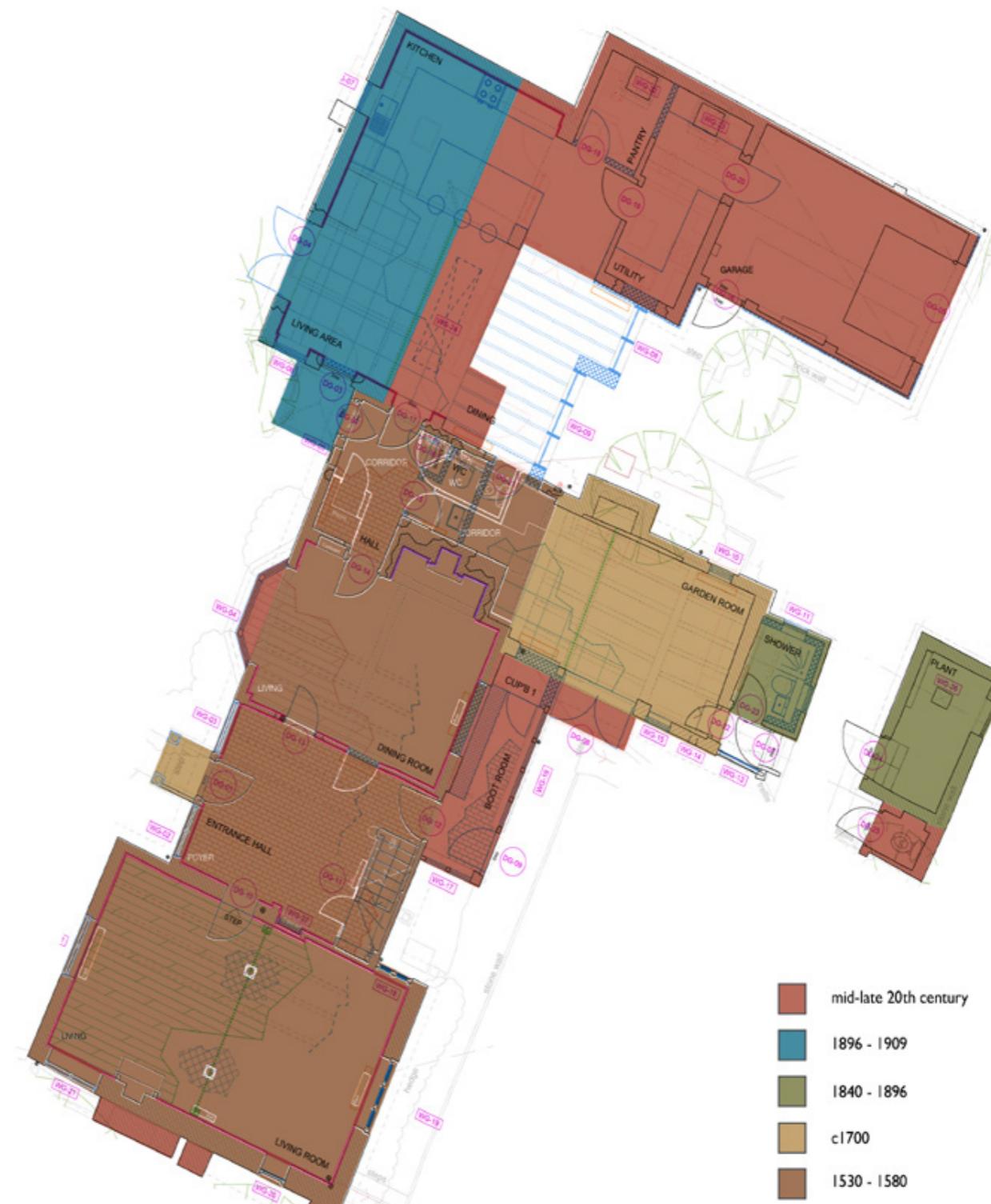
5.3 Internally, modern floors, panelling, partitions and finishes of low heritage value will be removed, allowing historic proportions and circulation to be better understood. New oak floors will be laid over some existing historic structures using reversible methods that retain breathability and irregularity. Painted brick and timber surfaces will be carefully cleaned to restore their material character.

5.4 In principal rooms, post-1930 panelling and applied features will be removed to reveal and repair historic elements, including the brick inglenook fireplace, which will be repointed in lime mortar. Later ceilings will be removed where appropriate to expose chamfered joists, with new plaster infill panels introduced without harm to historic fabric. Incongruous modern structural insertions, including concealed steel posts and mock beams, will be removed and replaced with solid oak, and new services will be introduced discreetly and reversibly.

5.5 At first-floor level, the historic dividing wall between the 16th-century main range and cross-wing will be reinstated, together with a new doorway, restoring the historic plan form and delivering a clear heritage benefit. The existing staircase, largely of post-1930 construction, will be replaced with a new oak stair, retaining and reusing surviving C19 stringers.

5.6 The single storey northern range, extensively altered in the 20th century, will be rationalised through removal of incongruous elements. A modest contemporary replacement extension is proposed on already altered fabric, detailed in timber and glazing to remain lightweight, reversible and clearly subordinate to the historic house.

5.7 Externally, repairs to roofs, chimneys, flint, brickwork and hanging tiles will be undertaken using traditional materials and lime mortars, reversing inappropriate later repairs and improving long-term performance. Overpainted timber will be carefully cleaned to reveal its original character. External works also include minor regrading of ground levels to improve access and reduce water ingress, together with an informal crushed-stone driveway that respects the setting and historic orientation of the house.



Schematic phasing plan as proposed

6. Heritage Impact Assessment

FEATURE	PROPOSED WORKS	HERITAGE SIGNIFICANCE	JUSTIFICATION
Living Room			
WG18	Replace existing post-1930 leaded lights with new single glazing, with glazing bars and install secondary glazing	Low (post-1930)	Replacement removes heavy Tudorbethan applied character and allows historic character to be more legible
WG19	Replace existing post-1930 leaded lights with new single glazing, with glazing bars and install secondary glazing	Low (post-1930)	As above.
WG20	Repair stained-glass window (C18 glass within post-1930 frame) and install secondary glazing	Low (post-1930)	Stained glass window is historic, although considered to have been installed more recently.
WG21	Replace with timber sliding sash with single glazing and secondary glazing based on historic paintings and pre-1930 photographs	Low (post-1930)	Reinstates expected C18–C19 appearance and details
Floor	Remove modern softwood floorboards and joists; lower floor level c.150mm; install new oak floor over breathable base.	Low (modern)	Floor is modern; no historic fabric affected.
Ceiling	Remove existing lath and plaster and textured paper; expose chamfered joists; install new recessed plaster infill	Low/C19	Ceiling likely C19 to 1930
Columns / Beam	Remove modern columns and concealed steel post; install new solid oak posts; retain existing beam	Low (modern)	Steel posts incongruous; oak posts provide appropriate structural expression.
Panelling / Walls	Remove post-1930 low-level panelling and dado; inspect walls; lime plaster and decorate	Low (post-1930s)	Restores simpler historic character
Drainage	Introduce new drainage from En suite 1 above; boxed-in and reversible	Minor / functional	Necessary for contemporary use; reversible and inconspicuous
Entrance Hall			
Drainage	Remove and cap existing internal drainage	Minor / functional	Positive heritage benefit; balances drainage to living room
Floor	Retain brick floor; remove paint finish; reseal	Medium	Restores historic character of brick paving
Main Northwest Porch	Remove existing deteriorated porch on northwest side; replace incorporating freeze detail; retain any clearly original C18 elements; design informed by classical mouldings	Medium / C18	Some of the porch is historic and will be retained and inform new elements
Ceiling	Remove lath and plaster and textured paper	Low/C19	Justification as per Living Room
Door Opening	Create new door opening between existing timber frame; block later door opening. Minor opening-up to confirm previous position; if historic, carefully reopen and block existing door	Low (later alteration)	Existing door position is not considered to be historic. Seeking to re-establish historic arrangement.
Panelling / Walls	Remove post-1930 low-level panelling; inspect walls; lime plaster and decorate	Low (post-1930s)	Restores simpler historic character
WG02 / WG03	Replace casement windows with single glazing and secondary glazing	Low (post-1930)	As per post-1930 replacements above.
Staircase	Remove existing staircase (post-1930 visible elements); install new oak staircase with winder; retain C19 stringers	Low (post-1930) / Medium (C19 stringer)	Stair structure recent; C19 stringer to be retained

6. Heritage Impact Assessment

FEATURE	PROPOSED WORKS	HERITAGE SIGNIFICANCE	JUSTIFICATION
Dining Room			
Ceiling	Remove existing lath-and-plaster ceiling and textured paper; expose joists; install new lath-and-plaster infill	Low/C19	As per Living Room
WG04	Replace bay window with sliding sash; install single glazing and secondary glazing	Low (post-1930)	Standard post-1930 replacement
Floor	Remove modern timber boards; install reclaimed oak boards	Low (post-1930s)	Damaged parquet replaced with appropriate historic character boards
Fire surround	Remove post-1930 panelling; expose brick inglenook; repoint in lime mortar	Low (post-1930)	Restores rustic historic character
Internal window	Block post-1930 insertion; leave original opening legible; reversible	Low (post-1930)	Maintains legibility; reversible alteration
Proposed Boot Room			
Floor	Remove terracotta tiles; install brick floor matching Entrance Hall	Low (post-1930)	Replacement allows consistency
WG16	Remove leaded lights; replace with steel crittall within existing timber frame	Low (post-1930)	Standard replacement for low significance window
Wall / Window	Remove post-1930 window; reinstate wall fabric	Low (post-1930)	Improves historic character
Proposed Back Hallway			
Existing partitions	Remove modern wall partitions (post-1930)	Low	Post-1930 removal improves historic legibility
WC partitions	Insert new lightweight reversible partitions	Low	Reversible intervention
Floor	Retain brick floor; remove paint; reseal	Minor	Minimal benefit
Door	Retain and repair existing door	Minor	Minimal benefit
Proposed Garden Room			
Fireplace	Reopen existing fireplace; remove late C20 kitchen units/tiles; install logburner	Medium / heritage benefit	Restores historic function and character
WG10 / WG15	Replace casement windows with single glazing and secondary glazing	Low (post-1930)	Standard low significance replacement
Porch	Remove part of post-1930 porch; install double-glazed steel crittall French doors in existing opening	Low (post-1930)	Existing opening reused; new doors legible as later intervention
Floor	Remove post-1930 terracotta; install flagstone floor	Low (post-1930)	Appropriate historic floor finish
Beam	Remove mock beam; install new oak beam	Low (modern)	Removes incongruous element; restores structural authenticity
Drainage	Introduce drainage from En suite 3 above; boxed-in and reversible	Minor / functional	Reversible and inconspicuous

6. Heritage Impact Assessment

FEATURE	PROPOSED WORKS	HERITAGE SIGNIFICANCE	JUSTIFICATION
Proposed Shower Room			
WG11	Replace casement window with single glazing and secondary glazing	Low (post-1930)	Standard low significance replacement
WG12	Retain/restore C19 window; add secondary glazing	Medium (C19)	Historic window to be repaired.
WG13	Replace late C20 window	Low (late C20)	Standard low significance replacement
Gas meter	Relocate externally	Minor / functional	Avoid impact to historic fabric
Wet room	Line walls and tank	Low	Reversible; low significance part of building
Proposed Kitchen			
WG07	Install new steel crittall window	Low (post-1930)	Minor change to lower significance part
Back porch	Remove unattractive back porch	Low (post-1930)	Detracts from historic character
WG06	Replace steel crittall window	Low (post-1930)	Standard replacement
French doors	Install new double-glazed steel crittall doors	Low (post-1930)	Minor alteration
External door (south el)	Block up existing opening; remove reveal	Low (late C19/ early C20)	Minor alteration to element of lower significance
Floor	Remove parquet & screed; confirm depth/DPM; insulate and install new flagstone floor	Low (post-1930)	Damaged, post-1930 floor; standard replacement
Fireplace	Remove fireplace, install logburner with flue through clay roof; flagstone hearth	Low (post-1930)	Low significance elements
Chimney	Remove ornate chimney	Low (late C20)	Minor alteration
Ceiling	Existing plastered ceilings removed to provide vaulted space.	Low (post-1930)	Internal ceiling removal affects post-1930s alterations only.
Panelling / Walls	Remove post-1930 panelling; inspect; lime plaster and decorate	Low (post-1930)	Damaged; standard restoration
New Extension			
Windows	Install fixed double-glazed units between exposed timber fins	Low / contemporary	Replacement extension on already altered fabric; reversible
New Extension – Wall Cladding	Vertical timber cladding to wall projection	Low / contemporary	References historic timber construction; lightweight; integrates with garage/utility wing; reversible

6. Heritage Impact Assessment

FEATURE	PROPOSED WORKS	HERITAGE SIGNIFICANCE	JUSTIFICATION
Landing			
Staircase	Remove existing staircase; install new oak stair with winders; retain and reuse C19 stringers where possible.	Existing stair mostly post-1930, low significance; C19 stringers moderate significance.	Allows reinstatement of historically likely first-floor plan (partition between main range and cross-wing). Loss limited to post-1930 fabric; C19 stringers retained.
Landing Floor	Remove softwood boards; restore floor with salvaged boards from existing house.	Historic floor structure significant; replaced boards low significance.	Retains historic structure and fabric; methodology to be conditioned.
WF13 & WF14	Repair and redecorate historic windows containing medieval and later fabric.	High significance: medieval/later window fabric.	Retain historic fabric, full details conditioned; no harm.
WF15	Repair and redecorate late 19th century window	C19 window forming part of historic development.	Retain historic fabric, full details conditioned; no harm.
Original Wall / Door	Reinstate dividing wall between C16 main house and C16 cross-wing; insert new door to master bedroom suite.	High significance: reinstates historic plan form.	Heritage benefit: restores previous arrangement.
WF08	Replace modern casement to restore medieval appearance; reference WF06 & WF07.	Previously recorded medieval window (WBSG 1999/2023).	Restores lost medieval character; heritage benefit.
Proposed En Suite 1			
WF16	Replace window with sliding sash; single glazing + secondary glazing; replace leadwork to oriel cheeks.	Post-1930, low significance.	Appropriate renewal; no harm.
Floor	Remove chipboard; level using firrings; install new oak boards over historic structure.	Historic underlying floor significant.	Floor lies over historic structure, retains irregularity; reversible installation; historic fabric unaffected.
Drainage	New drainage to floor below; boxed-in.	Modern installation; low significance.	Necessary for functionality; reversible.
WF17	Replace window with sliding sash; single glazing + secondary glazing.	Post-1930, low significance.	Appropriate renewal; no harm.
Bathroom Fittings	Install bathroom fittings.	Low significance; modern interventions.	Installed without impact to historic fabric; methodology to be conditioned.
Proposed Bedroom 1			
WF01	Replace window with sliding sash; single glazing + secondary glazing.	Post-1930, low significance.	Appropriate renewal; no harm.
Walls	Remove dry lining; expose external wall; lime plaster finish.	Dry lining modern; underlying walls historic.	Minor heritage benefit: increases breathability; reveals potential historic features.
M&E	Install new M&E services in existing void; routes follow notches to avoid historic fabric loss.	Low significance modern services.	Reversible; avoids impact on historic fabric.
Floor	Remove softwood floorboards; level using firrings; install new oak boards over historic floor.	Historic floor significant.	Floor lies over historic structure, retains irregularity; reversible installation; historic fabric unaffected.

6. Heritage Impact Assessment

FEATURE	PROPOSED WORKS	HERITAGE SIGNIFICANCE	JUSTIFICATION
Proposed Dressing Room			
Dressing Room WF02	Restore to match historic appearance with glazing bars reinstated.	Historic window modified post-1930.	Restored to enhance historic appearance; minimal loss.
Dressing Room Partitions	Remove existing partitions; install new L-shaped joinery separating dressing room and office; lightweight, removable.	Modern partitions; low significance.	Reversible; no impact on historic fabric.
Floor	Remove softwood floorboards; level using firrings; install new oak boards over historic floor.	Historic floor significant.	Floor lies over historic structure, retains irregularity; reversible installation; historic fabric unaffected.
Proposed Office			
WF03	Restore to match historic appearance with glazing bars reinstated.	Historic window modified post-1930.	Restored to enhance historic appearance; minimal loss.
Floor	Remove softwood floorboards; level using firrings; install new oak boards over historic floor.	Historic floor significant.	Floor lies over historic structure, retains irregularity; reversible installation; historic fabric unaffected.
Proposed Bedroom 2			
WF04	Restore to match historic appearance with glazing bars reinstated.	Historic window modified post-1930.	Restored to enhance historic appearance; minimal loss.
Floor	Remove softwood floorboards; level using firrings; install new oak boards over historic floor.	Historic floor significant.	Floor lies over historic structure, retains irregularity; reversible installation; historic fabric unaffected.
Proposed En Suite 2			
Bathroom Fittings	Install fittings avoiding impact to historic fabric; methodology by condition.	Room highly significant	Reversible installation.
Door	Block existing door to WC	Modern partitions; low significance.	Potential heritage benefit by reducing modern interventions; reversible.
WF05	Restore to match historic appearance with glazing bars reinstated.	Likely historic window modified post-1930.	Restored to enhance historic appearance; minimal loss.
WF06	Retain existing medieval window.	High significance.	Preservation of historic fabric; beneficial.
Floor	Remove softwood floorboards; level using firrings; install new oak boards over historic floor.	Historic floor significant.	Floor lies over historic structure, retains irregularity; reversible installation; historic fabric unaffected.
Proposed WC			
WF07	Retain existing medieval window.	High significance.	Preservation of historic fabric; beneficial.

6. Heritage Impact Assessment

FEATURE	PROPOSED WORKS	HERITAGE SIGNIFICANCE	JUSTIFICATION
Proposed Bedroom 3			
WF09	Replace with casement /w single glazing + secondary glazing.	Low significance, modern window	Appropriate replacement; minimal impact.
WF10	Replace with casement /w single glazing + secondary glazing.	Post-1930, low significance.	Replacement appropriate; reversible.
WF11	Repair casement /w single glazing + secondary glazing	Likely historic window, modified post-1930.	Repair to reinstate glazing bars; restore historic appearance.
WF12	Replace casement /w single glazing + secondary glazing.	Modern window; low significance.	Appropriate replacement; minimal impact.
Shower	Install shower and plumbing	High Significance	Reversible, plumbing detail to be agreed by condition
Partitions / Plant	Remove existing plant and partitions.	Modern, low significance.	Heritage benefit: restores circulation and room clarity.
Elevations/ sections			
External Black Painted Timber	Carefully clean internal and external black-painted timber using specialist sandblasting; apply new waxed finish.	Timber of historic significance; finish is later overpaint	Methodology to be agreed by condition; cleaning restores original timber character without impacting historic fabric.
Front Porch	Remove existing modern glazed roof; replace with new zinc roof; replace existing leaded-light windows with Crittall windows; replace door with Crittall door.	Post-1930, low significance	Porch is modern; new roof and glazing are legible as later additions, distinctive but inconspicuous, improving appearance without harming historic fabric.
Garage, Utility Range & New Extension	Remove existing barge boards, soffits and rainwater goods on garage block; install metal rainwater goods replacing UPVC. Timber cladding applied to unify garage, utility range, and proposed new extension.	Modern additions, low significance	Contemporary detailing differentiated from historic building to avoid competing with heritage fabric.
Roofs and gutters	Clay tile roofs to be repaired with matching handmade tiles. PVC rainwater goods to be replaced with cast iron.	Roof tiles largely late 19th/early 20th century.	Maintenance to protect historic roof structure. Cast iron RWG is an enhancement of historic character.
New Extension – North Elevation Interface	Extension designed to touch north elevation minimally; retaining visibility of as much original fabric visible internally and externally.	Extension is modern; historic fabric of north elevation is high significance	Design preserves views of medieval windows and timber framing.
Stonework/ roof and Brickwork Repointing	Remove existing sand/cement pointing (on C16 cross-wing, northern extension, outhouses, chimneystacks and boundary wall); repoint flint and brickwork with lime mortar, repoint Horsham stone roof.	Historic fabric.	Repointing with lime mortar restores breathability, reverses inappropriate later works, and protects historic masonry.
Northern Elevation Hanging Tiles	Remove hanging tiles; install vented cavity; reinstate clay tiles on new timber battens.	19th/early 20th century tiles; historic fabric.	Tiles reinstated maintain aesthetic; vented cavity improves building performance; historic masonry preserved.
Site			
Eastern side – Garden Room access	Adjust ground levels to improve access to double doors; lower/regrade levels to reduce water ingress	Low significance (external ground only)	Ground levels have risen over centuries. Adjustment improves access and reduces water ingress; reversible and no impact on historic fabric.
Access drive	Create crushed stone driveway from existing gates to service/garage yard; informal parking area	Moderate significance (landscape/setting)	Provides functional access from garaging while respecting historic west-facing orientation of house.

6. Heritage Impact Assessment

6.1 The proposed works at Jarvis have been carefully developed to conserve, enhance, and reveal the significance of the Grade II listed building while enabling the property's continued viable use. The scheme has been informed by a detailed understanding of the site's historic fabric, its evolution, and the contribution of the house to the character of Steyning Conservation Area. The proposals are consistent with the overarching objectives of sustainable development as set out in the National Planning Policy Framework (NPPF), and the guidance provided by Horsham District Council Policy 34 on Cultural and Heritage Assets.

6.2 Understanding and Assessing Significance

In accordance with NPPF Paragraphs 207 and 208, the proposals have been developed following comprehensive research into Jarvis's historic and architectural significance. Documentary sources, historic mapping, dendrochronology, and a detailed site inspection have been considered to understand the phasing of the building, the survival of original timber-framed elements, and the later additions of post-1930s interventions. These studies reveal that the highest significance lies in the 16th-century timber-framed main range and cross-wing and the lower range of c.1700 to the north. Post-1930s fabric, including later panelling and leaded casement replacements, has been identified as of low significance, allowing the proposals to target these areas without compromising the asset's core historic value.

6.3 The assessment is proportionate to the significance of the asset, reflecting NPPF guidance, and has been used to inform interventions designed to preserve or enhance the historic character of the building.

6.4 Sustaining and Enhancing Significance

The proposed works seek to sustain and enhance the significance of Jarvis, consistent with NPPF and Policy objectives.

6.5 Windows: Post-1930 leaded casements of low significance are to be replaced with timber sashes or restored. Secondary glazing is proposed where necessary to improve thermal performance while preserving the visual character of original openings. These measures remove heavy modern additions while revealing the building's authentic character, improving legibility of historic fabric.

6.6 Floors and Ceilings: Modern floorboards, concrete screeds, and later lath-and-plaster ceilings are being replaced with oak boards and plaster panels between joists. This approach exposes medieval and C19 structural elements, allowing the sequence of the building's evolution to be read and appreciated. The principal historic fabric remains legible.

6.7 Staircases and Columns: Modern steel columns and later stair elements of low significance are to be replaced with oak posts and a historically aligned oak staircase. These interventions remove incongruous additions while respecting the historic plan form, enhancing the understanding of circulation patterns in the farmhouse.

6.8 Fireplaces and Inglenooks: Post-1930 hearths, mock beams, and fireplace surrounds are to be replaced with oak elements or reinstated using historic detailing. Where late 20th-century interventions obscure historic features,

their removal restores the authenticity and character of rooms.

6.9 Internal Walls and Panelling: Later panelling will be removed and lime plastered walls will be repaired and decorated to reflect traditional finishes. This intervention restores the original character of principal rooms, improving the visual and historic legibility of the interior.

6.10 Drainage and Services: New drainage required from en-suite bathrooms above is designed to be reversible and boxed-in inconspicuously, minimising physical and visual impact on historic fabric. This ensures the building remains fit for modern use without detracting from its significance.

6.11 These interventions sustain and enhance the significance of the building and ensure that changes make a positive contribution to local character. They are proportionate and reversible, limiting any impact to areas of lower significance while conserving the most important historic fabric.

6.12 Access Driveway

6.13 A new access driveway is proposed from Wykeham Close, leading to a parking yard on the west side of the property. Existing gates already provide access from this direction and access via an informal route but this is currently unpaved. Direct access from Jarvis Lane is highly constrained. Garaging is provided in Wykeham Close, although the walk from the garages to the house is relatively long.

6.14 Historically, the west elevation of Jarvis, with its front porch, terraces, and approach path and tracks, is considered to have functioned as the principal front, facing what would have been open fields. The proposed western access driveway respects this historic orientation and aligns with former tracks extending westwards towards School Lane and to the rear of properties on Jarvis Lane.

6.15 The position of the gate will be modified, being set further into the site to allow a car to sit in front if the gate while it is opened, leaving the neighbours drive free. The new gate will have an automatic opening function.

6.16 The driveway has been designed to minimise impact on trees and other historic landscape features. Its rustic design, using crushed stone and edged simply in timber, without kerbs or other formalising details, complementing the historic farmyard character. The adjoining parking area is similarly informal.

6.17 Overall, these changes are considered to have minimal impact on the setting of Jarvis while improving functional access from the owners' garaging to a position closer to the house. The approach is sympathetic to historic patterns, uses low-impact materials, and avoids formalisation that would detract from the heritage character.

6.18 Less Than Substantial Harm and Justification

Where interventions affect elements of lesser significance, the proposals are designed to minimise harm and maximise heritage benefits. The replacement of post-1930 windows, panelling, and floors constitutes minimal harm due to the limited historic value of these features. Any perceived harm is outweighed

by the wide-ranging benefits of the proposals.

6.19 All works affecting significant fabric, such as the conservation of stained glass and timber-framed elements, are carried out by skilled craftsmen using traditional techniques and materials, fulfilling Policy 34.3 and 34.5. The scheme therefore aligns with the requirement for clear and convincing justification where works affect the significance of a heritage asset.

6.20 Contribution to Conservation Area and Setting

Jarvis is an important but largely concealed building in Steyning's Conservation Area. The proposals enhance the building's legibility within this context, preserving its historic scale, form, and materials. Replacement windows, removal of non-historic porches, and the improvement of later extensions improves the visual integrity of the house and its relationship with the surrounding townscape, in accordance with NPPF paragraph 219 and Policy 34.4.

6.21 The proposed new extension to the kitchen/living area has been carefully designed to be subservient, legible as a later addition, and reversible. Using timber cladding and sensitive positioning, it complements the historic building without obscuring principal elevations or views, preserving the significance of Jarvis within its Conservation Area setting (Policy 34.7).

6.22 Archaeology and Evidential Value

The Wealden Buildings Study Group has undertaken assessments and identified the building's archaeological and evidential value. Works are confined to areas of lower significance and avoid harm to principal structural elements. Where interventions require the alteration of floors or walls, appropriate recording can be undertaken in line with NPPF 218 and Policy 34.8, ensuring that understanding of the asset's development is advanced. This is particularly relevant in areas where post-1930 fabric overlies earlier medieval or C19 construction.

6.23 Sustainable Use and Viability

The proposals enable the building to function as a contemporary residence while safeguarding its long-term conservation. The careful integration of services, drainage, and insulation ensures that the building remains viable and sustainable for modern use, directly reflecting NPPF 210(b) and Policy 34.6. By targeting low-significance elements for alteration and conserving principal historic fabric, the scheme secures both heritage benefits and practical utility for the future.

6.24 Materials and Craftsmanship

All proposed works adhere to best practice guidance and use traditional materials and techniques where appropriate, in line with NPPF 208 and Policy 34.3. Oak is specified for new structural elements and staircases; lime plaster is used for ceilings and wall repairs; secondary glazing is discreetly incorporated to protect visual integrity. These choices reinforce the building's historic character while ensuring durability and reversibility.

7. Planning Statement

PLANNING HISTORY

7.1 The planning history for this site is listed in full below. This includes several minor applications, as well as tree-related applications, which are included for completeness. However, many of the older applications do not have any publicly available documents online and therefore limited information is known on these.

- **DC/21/1404** – Surgery to one sycamore (Works to Trees in a Conservation Area). Approved.
- **DC/16/1223** – Fell one leyland; surgery to one sycamore, one bay and one Portuguese laurel. Approved.
- **DC/12/1458** – Fell two horse chestnut, one ash and one conifer; surgery to one conifer, one plum, four sycamore, one horse chestnut, two ash and one maple (Works to Trees in a Conservation Area). Approved.
- **DC/11/1615** – Mounting an array of solar panels on the garage roof slope (Listed Building Consent). Approved.
- **DC/11/1614** – Mounting an array of solar panels on the garage roof slope (Full Planning). Approved.
- **DC/06/1906** – Retention of TV antenna satellite dish to external side elevation (Listed Building Consent). Approved.
- **DC/04/0236** – Fell one lime and re-pollard five lime trees. Approved.
- **ST/12/98** – Remove one ash tree. Approved.
- **ST/35/97** – Retrospective application to demolish and rebuild front boundary wall. Approved.
- **ST/84/90** – Conversion and extension of outbuildings into garages. Approved.
- **ST/41/90** – Conversion of buildings into garages. Refused.
- **ST/37/03** – Felling, surgery and coppicing of several trees. Approved.
- **ST/74/01** – Fell one field maple tree. Approved.
- **ST/2/00** – Internal alterations and two new first-floor windows. Approved.
- **ST/1/00** – Internal alterations and two new first-floor windows. Approved.

PLANNING POLICY FRAMEWORK

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

HORSHAM DISTRICT PLANNING FRAMEWORK (2015)

7.3 The Horsham District Planning Framework was adopted in November

2015 as the statutory development plan. This is now over ten years old and is considered out of date in planning terms, though it remains the most recently adopted plan and therefore it is used in the determination of planning applications and it sets out the vision and priorities for the Council.

7.4 The below policies are relevant to the assessment of this application:

- Policy 1: Sustainable Development
- Policy 3: Development Hierarchy
- Policy 25: The Natural Environment and Landscape Character
- Policy 28: Replacement Dwellings and House Extensions in the Countryside
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles
- Policy 34: Cultural and Heritage Assets
- Policy 38: Flooding
- Policy 40: Sustainable Transport
- Policy 41: Parking

NATIONAL PLANNING POLICY FRAMEWORK

7.5 Although not part of the Development Plan, the National Planning Policy Framework has an important role in the determination of planning applications.

7.6 There is a presumption in favour of sustainable development found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

7.7 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.

7.8 For decision-taking this means approving applications that accord with up-to-date policies without delay.

PLANNING POLICY GUIDANCE

7.9 The Planning Policy Guidance (PPG) is a national document that provides guidance on planning matters and holds the same legal weight as the National Planning Policy Framework as was confirmed by a landmark ruling from the Court of Appeal in January 2025.

7.10 As a result, both the PPG and NPPF are equally authoritative sources of national planning policy and must be given equal consideration by decision-

makers, as they are both official statements of national policy issued by the Secretary of State.

EMERGING HORSHAM LOCAL PLAN

7.11 The Horsham District Local Plan (2023 - 2040) was submitted to the Planning Inspectorate in 2024. However, the draft plan as submitted raised concerns regarding legal compliance and soundness. The Inspector informed the Council that significant revisions would be required to address these issues. As a result, the Inspector recommended that the Council withdraw the plan and revise it to meet the necessary requirements.

7.12 Currently, the draft plan does not form part of the development plan. However, it outlines a potential way forward and may become part of the development plan in the future.



Horsham District Planning Framework (excluding South Downs National Park)



November 2015

Horsham Planning District Framework (2015)

7. Planning Statement

PRINCIPLE OF DEVELOPMENT

- 7.1 Policy 1 on sustainable development outlines that the Council will adopt a positive approach, reflecting the presumption in favour of sustainable development. Policy 3 specifies that development will be permitted within the defined built-up areas of towns and villages, with Steyning classified as a Small Town / Larger Village.
- 7.2 The application site falls within the built-up area boundary and is currently in lawful residential use. The proposed development is of a reasonable residential scale and is, therefore, considered acceptable in principle.

PARKING AND ACCESS

- 7.3 Policy 40 of the HDPF supports development proposals where they provide safe and suitable access for all users and are integrated effectively with the wider area and road or transport network. Policy 41 on parking states that the loss of existing parking spaces is only acceptable if suitable alternatives are provided. West Sussex County Council's Guidance on Parking (2020) recommends that a 4+ bedroom house with 7 habitable rooms, located in Parking Behaviour Zone 1, such as this, requires 2.7 parking spaces per dwelling.
- 7.4 Currently, the property offers a one-car garage on-site which is limiting, and lacks sufficient turning space. Additional vehicles have to park either on Jarvis Lane or in a garage located down the hill on Wykeham Close, which is under the same ownership but not located at the dwelling, the garage is over 100m from the dwelling and not visible from it, making it neither convenient nor secure for regular use.
- 7.5 To resolve this parking issue and provide sufficient parking spaces at the property, the proposed development includes the creation of a new permeable driveway on the west side/rear garden of the dwelling, providing two off-street parking spaces with adequate turning space. This will ensure safe access for residents, eliminate the need to reverse onto the street, and allow occupants or visitors to park directly at the property rather than relying on parking on the lane.
- 7.6 The drive and parking areas will be constructed with permeable surfacing and are located within the domestic curtilage of the property and as such would be allowable under the Town and Country Planning (General Permitted Development) (England) Order 2015, specifically Part 1, Class F for 'Hard surfaces incidental to the enjoyment of a dwellinghouse'. As such, the proposed areas of hardstanding benefit from a legal fallback position and should be approved.
- 7.7 The proposal complies with the relevant policies of the Horsham District Planning Framework and the GDPO, where applicable. It provides safe access, sufficient parking, and a practical solution to the existing parking constraints, without impacting the wider transport network.

NEIGHBOURING AMENITY

- 7.8 To the north of Jarvis is Worth Cottage, a semi-detached dwelling located directly at the boundary of Jarvis. To the south, Stanecroft is another semi-detached dwelling, situated approximately 9 meters away at its closest point. There are trees and vegetation between these two properties. Further south along Jarvis Lane beyond Tanecroft is Bonington. To the west, there are no immediate neighbours, as the large garden at Jarvis backs onto a lane and the Steyning Centre.
- 7.9 This proposal involves the replacement of existing windows but does not introduce any new windows on outward-facing elevations, ensuring no impact on the privacy of neighbouring properties. An infill extension is also proposed, which will feature glazing which is facing the courtyard and is oriented towards the lane. As such, due to its location, orientation and set-back from the property line, it will not be visible from neighbouring homes.
- 7.10 As there are no windows or protruding extensions on the northern elevation, there will be no impact on overlooking, daylight, or sunlight at Worth Cottage. Worth Cottage may have some visibility of Jarvis's garden through its first-floor windows on the southwest side, this view will be at an angle and is further obscured by existing vegetation and the slope of the land. As such, any view of the driveway will be limited and indirect, and there will be no negative impact on this neighbouring property.
- 7.11 There is some intervisibility through the existing vegetation between Jarvis and Stanecroft to the south, this is limited. A few existing windows on the southern elevation of Jarvis will be replaced or repaired, but no new windows are proposed and there will be no impact on privacy for Stanecroft.
- 7.12 Both Stanecroft and Bonington, further south, have an outlook onto the existing rear garden of Jarvis and may be able to see parts of the driveway. However, the distance from these properties to the driveway is approximately 25–30 meters, and views are further restricted by existing vegetation. Additionally, the driveway is positioned downhill, reducing its prominence in the outlook from these dwellings.
- 7.13 Therefore, there will be no impact on privacy, daylight, or sunlight for neighbouring properties. While the driveway may be visible to some neighbours, the slope and existing vegetation will minimize any potential negative impact.

BIODIVERSITY NET GAIN

- 7.14 Biodiversity Net Gain (BNG) is a national requirement introduced through the Environment Act 2021. The legislation mandates a 10% net gain in biodiversity for most development projects.
- 7.15 This proposal is a householder application and, as such, benefits from the householder exemption, which applies to small scale development such as this and therefore, the 10% biodiversity net gain requirement does not apply.

CONCLUSION

- 7.16 The proposed development at Jarvis has been carefully designed to sustain and enhance the significance of the Grade II listed building and its contribution to the Steyning Conservation Area, while enabling its continued viable residential use. The proposals are informed by a clear understanding of heritage significance, minimise harm, and deliver demonstrable heritage and functional benefits. They accord with the Horsham District Planning Framework and the National Planning Policy Framework and represent sustainable development. Planning permission and listed building consent should therefore be granted.

ENGAGEMENT WITH PLANNING AUTHORITY

- 7.17 We look forward to collaborating with the planning officers during this application process and are happy to assist with a site visit, or in providing any further information or clarification as required

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