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HAZELWOOD, HARBOLETS ROAD,
WEST CHILTINGTON RH20 2LG

registered LABC Partner Authority Scheme

CIAT CHARTERED PRACTICE

LABC Building Excellence AWARDS 2018 Regional Finalist

HERITAGE STATEMENT

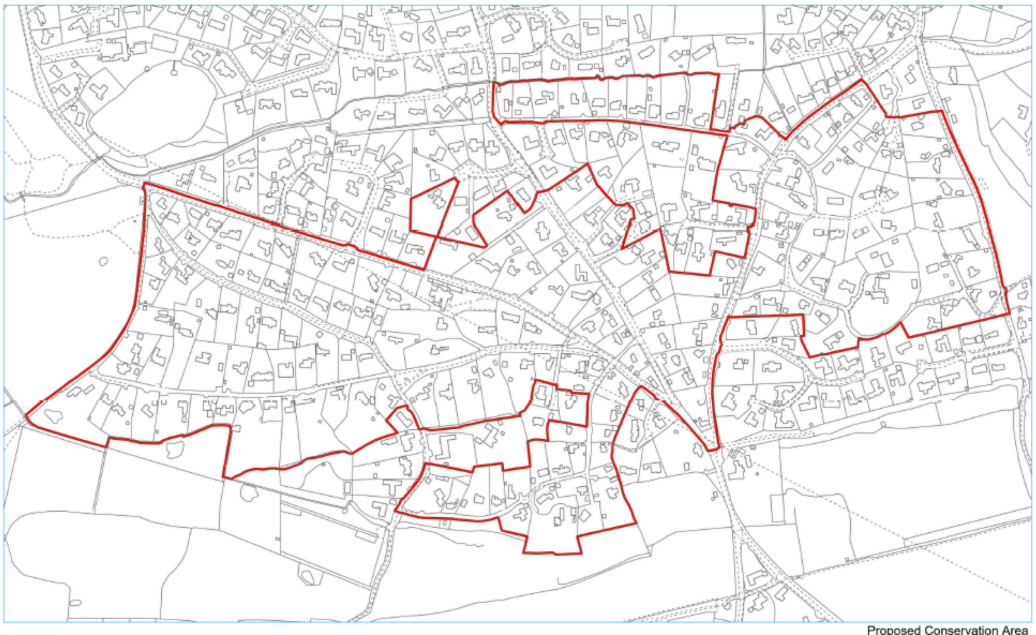
Two Roods, Grove Lane, RH20 2RD

The application property is a Wells Cottage build circa 1920 along with numerous other properties in the area of a similar arts & craft style.

Although built in the 1920s, each Wells cottage could be mistaken for a 17th century gem. Built using old irregular sized bricks covered in white washed slurry (known locally as Sussex Dinging), tiny windows and thatched roofs and the water came from wells in the gardens. The cottages were snapped up as holiday homes by the developers bohemian friends in London who thought a weekend 'roughing it in the countryside' chimed perfectly with their Arts and Crafts philosophy.

These properties now form part of the West Chiltington Lanes Conservation Area, map attached and the application site lies just inside this boundary.

Map 1 – Proposed Conservation Area Boundary



The application site now no longer has a thatched roof and has been extended with a single storey side extension and the original garage area has been converted to internal use. Being one of the larger cottages on a substantial plot, the proposal is to add a small flat roof single storey side & rear extension to give a more useable kitchen & dining area.

The flat roof design has been positioned so that the existing external doors and first floor windows can remain in undisturbed thus retaining the character of the original building.

The proposal is a rear/side extension which is not viewable form a public perspective from the street scene and does not distract nor conflict with any of the adjoining properties in the lane and surrounding areas.

The proposal fits inside current planning policies for a householder extension.

Recent policy details for the conservation are as detail by HDC have been adhered to namely

2 Relevant Council policy

2.1 The Horsham District Planning Framework (HDPF) is the relevant Plan that sets out how growth and development will take place in the District in the period to 2031. Policy 34 "Cultural and Heritage Assets" sets how the Council will deal with development proposals affecting cultural and heritage assets in the District. The appraisals, once adopted, will be used along with Policy 34 where relevant to help determine planning applications and as historic guides for local residents.

2.2 In December 2023, the Council agreed the Horsham District Local Plan be published for a formal Representation period in January 2024. Policy 21 of the emerging Local Plan "Heritage Assets and Managing change within the Historic Environment" also seeks to ensure that new development takes account of designated and non-heritage assets and their settings. The emerging policy requires development within Conservation Areas is consistent with the special character of these areas.

3 Details

3.1 As part of the proposed designation of the West Chiltington Lanes Conservation Area, a draft appraisal was undertaken and management plan produced to provide guidance to preserve and enhance the area. The appraisal sets out the significance of the proposed conservation area and has been undertaken in accordance with current best practice as described in Historic England's document, Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (2016).

3.2 The proposed conservation area encompasses an area of special architectural and historic interest the character or appearance of which should be preserved. In addition to being part of a cherished and familiar local scene creating a strong sense of place, the proposed conservation area is of interest as the intended character of the buildings are still perceptible and the dwellings represent a vision of

interwar development influenced by the Arts and Crafts Movement. The National Planning Policy Framework ("NPPF") is clear that local planning authorities should ensure that an area justifies its status as a conservation area because of its special architectural or historic interest and ensure that the concept of conservation is not devalued through the designation of areas that lack special interest.