~ BROOK HOUSE ~

NUTHURST ROAD, MAPLEHIRST, HORSHAM, WEST SUSSEX, RH13 6RB

Conversion of barn and and associated sheds to private entertaining space following structural and repair works.
Removal of existing modern extension. Relocation of existing carport and construction of pergola.
(Alternative to approved scheme DC/23/0249 and DC/23/0250)

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT





Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

October 2025

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building on tradition

ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Consultant and Researcher Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of The Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Historic Building Consultant and Researcher at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Brook House, Maplehurst.

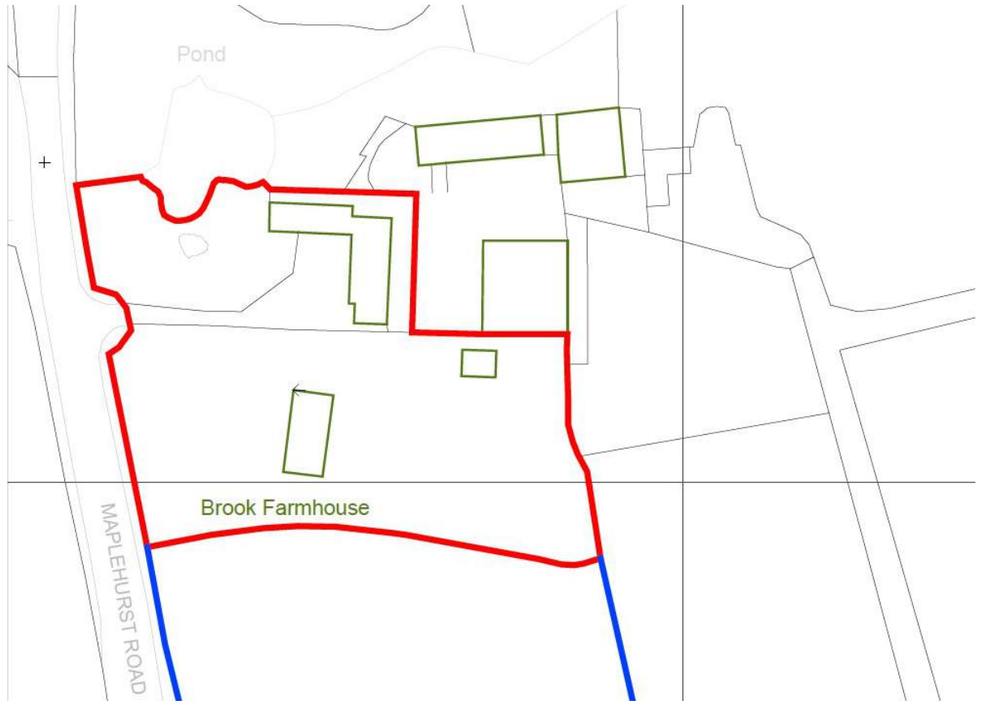
1.2 Brook Farm is a former historic farmstead located on the east side of Maplehurst Road on the southern edge of the village of Maplehurst (West Sussex). The site comprises a Grade II late medieval farmhouse, as well as a 17th century barn with associated 18th century cowshed and cart shed (the subject of this report).

1.3 The barn and its associated sheds were the central axis of the agricultural activity at Brook House. The cessation of the site as a farm made the agricultural buildings on-site redundant and they are now used for domestic storage.

1.4 The barn and its associated sheds are, therefore, in need for an optimum viable use which can ensure their long-term maintenance of preservation.

1.5 In November 2023, planning permission and Listed Building Consent was granted by Horsham District Council for the conversion of the barn and and sheds to ancillary domestic accommodation following structural and repair works under references DC/23/0249 and DC/23/0250). The scheme also included the relocation of the existing carport.

1.6 This report accompanies an application seeking Listed Building Consent and planning permission for an alternative scheme to the previously approved, which seeks the conversion of the barn and associated sheds into a private entertaining space and includes the removal of the existing modern extension and the relocation of the existing carport. A new metal pergola is proposed on the existing location of the carport.



Location of Brook House

1.7 Historic maps has been consulted to better understand the development of the site. The maps are included in Section 4 of this report.

1.8 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets (i.e., the listed building and its curtilage listed buildings). It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.

1.9 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024).

2 HERITAGE ASSETS AND DESIGNATIONS

2.1 Brook Farm comprises a statutory Listed Building designated in November 1980. The listing reads:

> **BROOK FARMHOUSE**
>
> **Location** Maplehurst, West Sussex, RH13 6RB
>
> **District** Horsham (District Authority)
>
> **Date Listed** 28th November 1980
>
> **List Entry No** 1194134
>
> **Grade** II
>
> **Description** Small C16 timber-framed house with plaster infilling. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys. Three windows.



Heritage Assets at Brook Farm.

Curtilage Listed

2.2 According to the advice note *Listed Buildings and Curtilage* published by Historic England in 2018, the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. Historic England's advice note gives hypothetical examples to assist in the assessment as to whether a building within the curtilage of a statutory listed building should be deemed to be part of the listing.

2.3 The barn and associated cowshed and cart shed to the north of the listed farmhouse are not statutory listed buildings *per se*. It is clear, however, that the buildings were constructed before 1948 and associated in use and ownership to the Grade II Listed farmhouse and its setting. The barn, cowshed and cart shed, therefore, form part of the listing and are considered to be "curtilage listed".

Archaeological Assets.

2.4 Brook Farm sits within the boundaries of the red Archaeological Notification Area (ANA) DWS9172 – Brook Farm Medieval Farmstead, Nuthurst. Red ANAs are described by West Sussex HER as a "very sensitive area for Archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites".

3 PROPOSALS

3.1 The proposal is the conversion of the existing historic barn and associated sheds into a private entertaining space serving the main house. This scheme is an alternative to the previously approved in 2023 under applications DC/23/0249 and DC/23/0250.

3.2 The conversion of the barn and associated sheds includes a number of external and internal alterations associated to the conversion, as well as the removal of the existing modern extension to the front of the cowshed to reinstate its original form.

3.3 A programme of structural and repair works is also proposed to the barn and cowshed in order to make them capable of the proposed use and ensure their long-term preservation.

3.4 Further details of the proposed structural and repair works are included in a report prepared by Kyle Dumka BSc (Hons) PG Dip on behalf of Manorwood, which should be read in conjunction with this report.

3.5 The scheme also proposed the relocation of the existing modern carport to the northwest edge of the site, as well as the construction of a simple metal pergola on the existing location of the carport.

3.6 The proposals and their potential impact on the significance of the historic assets at Brook House and their setting are discussed in Section 6 of this report

4 HISTORIC CONTEXT

4.1 This section provides the historical background of Brook Farm. The documentary-based information included in this section has been obtained from the Heritage Assessment prepared by West Sussex Archaeology in January 2021:

4.2 The West Sussex Council's Historic Environment Record (HER) describes the site as a "historic farmstead dating to the medieval period". The farmhouse appears to be the oldest building on-site that matches the HER's description.

4.3 Whilst the external pattern of the framing suggests a 17th century origin, there is physical evidence of a former medieval crenellated screen now forming part of farmhouse's south elevation, as well as a crown post roof over the southernmost bay. This indicates the existence of a late 14th century hall house, that was largely rebuilt during the 17th century to create a lobby-entry farmhouse.

4.4 The barn is a 3-bay building erected during the early to mid-17th century. It incorporates a cart shed to the south end, as well as a cowshed at 90 degrees angle to the barn's west elevation. Both sheds are of 18th century construction. The cowshed was extended during the 20th century.

4.5 The barn and shed are timber-framed with walls externally clad with dark-stained timber cladding. The roof of the barn is gabled and tiled. Its structure consists of principal and secondary rafters of same proportions supported by clasped side purlins with wind braces, which, in turn, are held by raking queen struts.

4.6 The addition of the cart shed to the south end in the 18th century altered the original gabled form of the roof to create a hipped end that extends to form a catslide roof over the shed.

4.7 The original function of the building was as a threshing barn. This is indicated by the presence of opposing doors to a threshing bay where the harvested crop was beaten out on the threshing floor and then the grain was separated from the lighter chaff in the cross-draught (a process known as winnowing).

4.8 There is also significant documentary evidence that survive about Brook Farm:

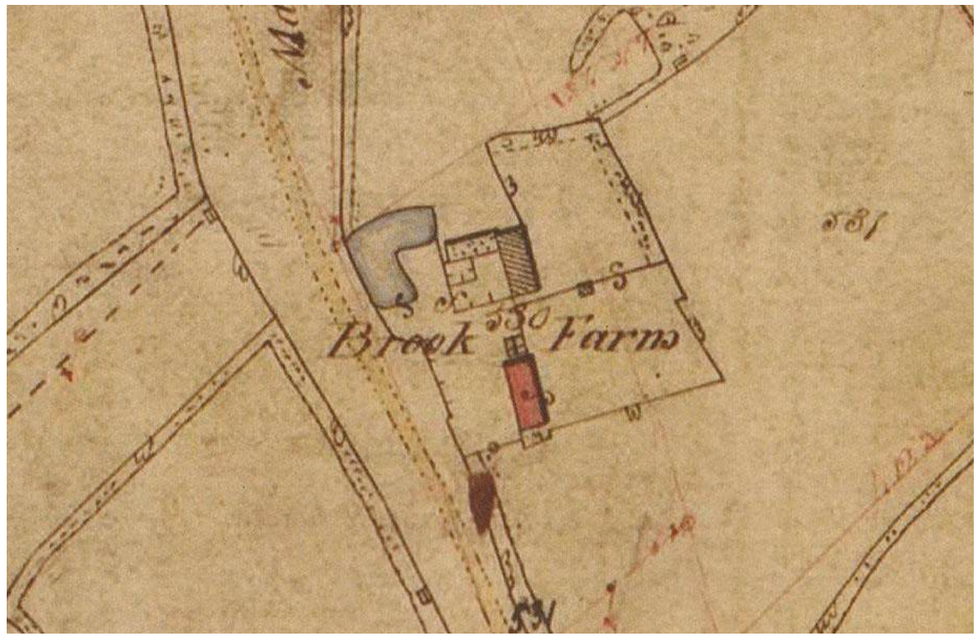
4.9 A set of deeds relating to Brook House are held by West Sussex Record Office, dating to the 18th century (WSRO Burrell Mss Acc 2288/18 & 33). The earliest reference to Brook House within these would appear to be to a mortgage dated 1698 obtained by Joane Hudson of Betchworth, Surrey (widow of Edmund Hudson) and her son Edmund Hudson from Richard Devon of Reigate on "all that messuage or tenement, barn, stable, buildings, garden and orchard commonly called or known by the name of Brookhouse [sic] together with all the several closes and parcels of land […] formerly in the occupation of one John Hudson and then John Arnold" (WSRO Burrell Mss Acc 2288/33).

4.10 An indenture of 4th March 1700 refers to the transfer of the "messuage, tenement, barn, stable, orchard and garden called and known by the name of Brookehouse together with all the severals, closes and parcels of land…now or late in the occupation of John Arnold". The transfer is from Joan Hudson of Betchworth (widow of Edmund Hudson) and Edmund Hudson (her son) and Elizabeth his wife, to Ambrose Browne of Buckland, Surrey and Richard Arnold of Betchworth (WSRO Burrell Mss Acc 2288/18/12).

4.11 In 1759 Brook House was sold by Ann Cook (widow of Thomas Arnold of Ifield) and Thomas Hudson of Barnes, to Merrick Burrell of London and Peter Burrell of South Sea House, London (WSRO Burrell Mss Acc 2288/33).

4.12 The site was still with the Burrells in 1841, when the Tithe Apportionment records it as being owned by Sir Charles Merrick Burrell and occupied by Peter Peters, who held both Brook Farm and the neighbouring Maplehurst Place (previously known as Hole Farm) (WSRO No.TD/W92).

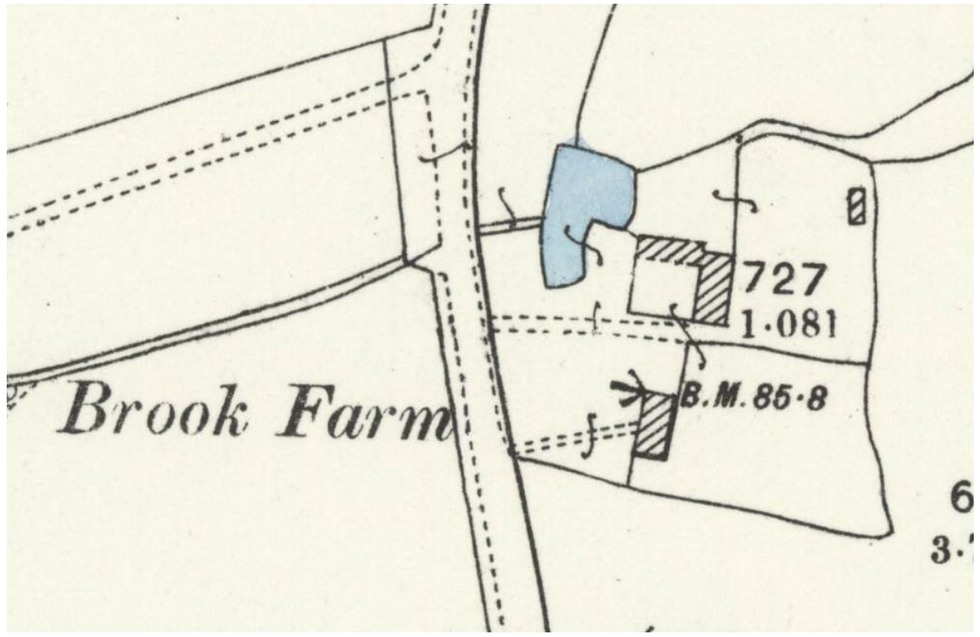
4.13 Brook Farm was separated off from the West Grinstead and/or Knepp Estate by 1955 at the latest, since at this date it was sold at auction (WSRO No.AM291/3/175/5) as a small dairy farm of nearly 41 acres,



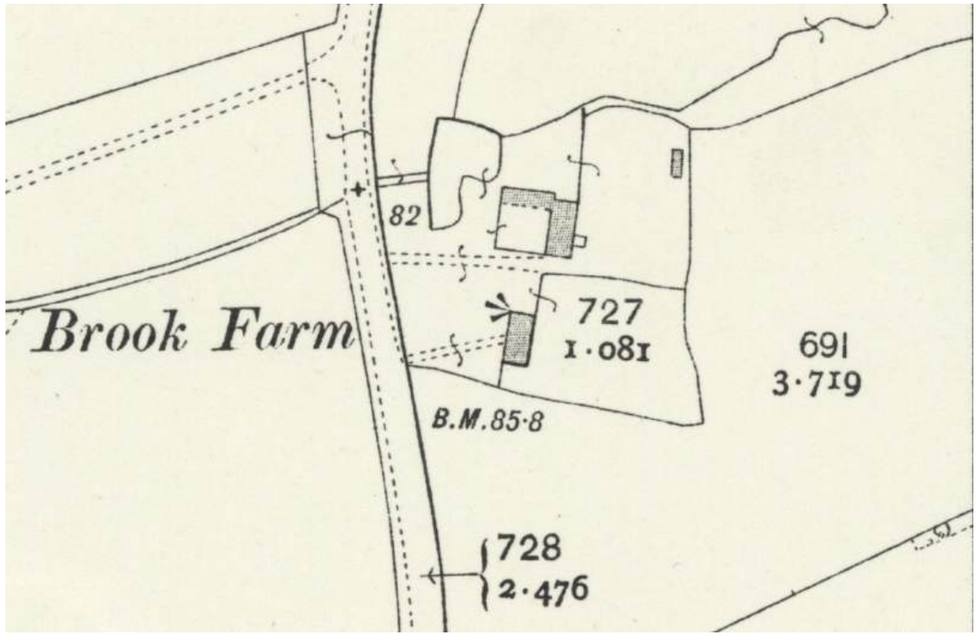
Detail of Tithe Map showing Brook Farm, 1841 (TheGenealogist).



Detail of Ordnance Survey showing Brook Farm, 1875 (National Library of Scotland).



Detail of Ordnance Survey showing Brook Farm, 1896 (National Library of Scotland).



Detail of Ordnance Survey showing Brook Farm, 1909 (National Library of Scotland).

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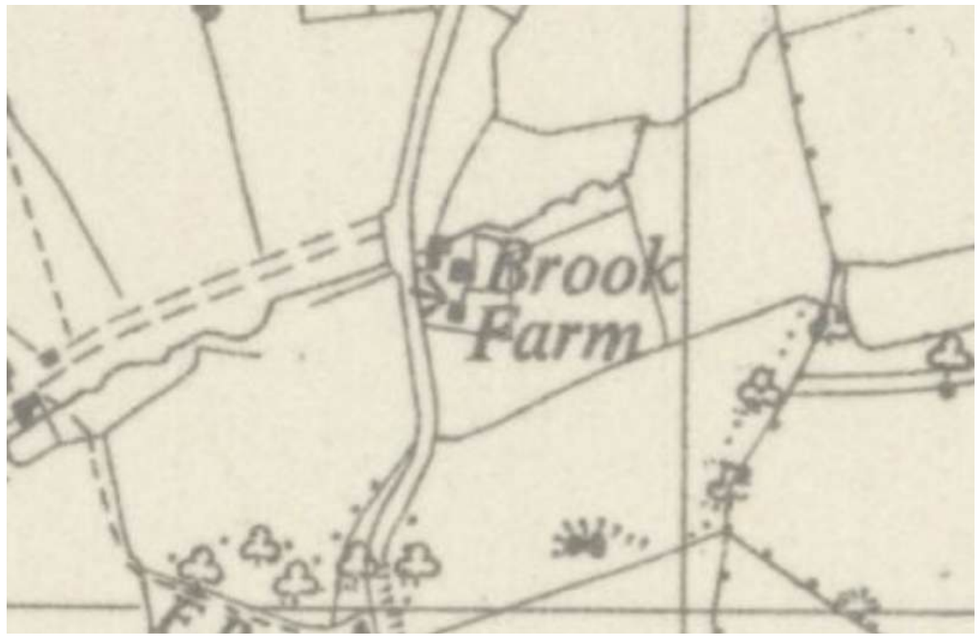
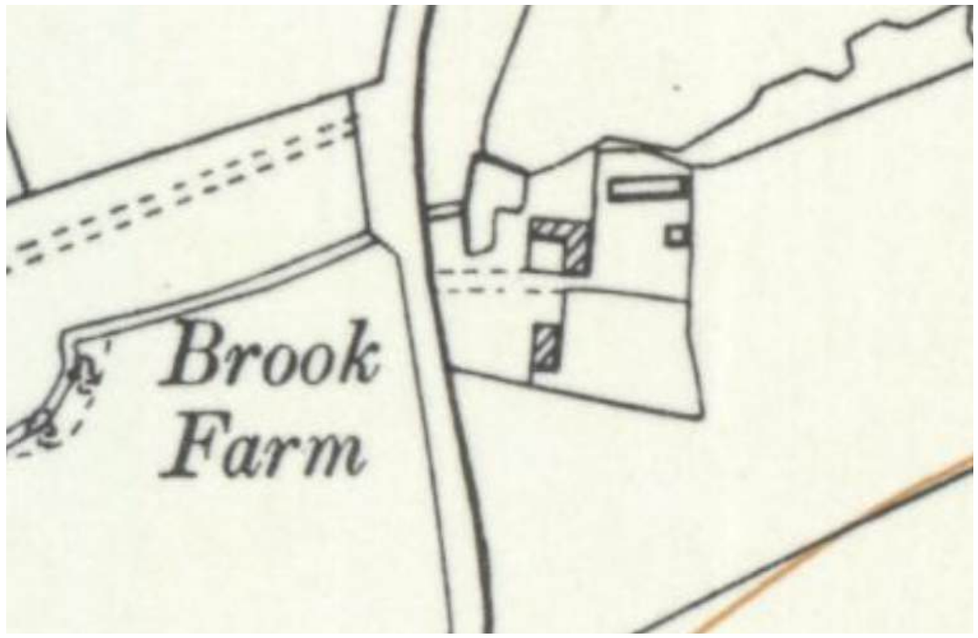


Detail of Ordnance Survey showing Brook Farm, 1948 (National Library of Scotland).



Detail of Ordnance Survey showing Brook Farm, 1961 (National Library of Scotland).



Satellite View of Brook House, 2013 (© Google Earth).



Satellite View of Brook House, 2022 (© Google Earth).

5.1 The following is an assessment of the significance of the barn and sheds at Brook House and their setting according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.

5.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the listed building and the Conservation Area, and where possible, to take opportunities to enhance their special interest.

EVIDENTIAL VALUE

5.3 Evidential value is described by Historic England as “physical remains” and “evidence of past human activity” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.

5.4 The barn retains most of its original fabric and character, which relies significantly upon its original intended use as a threshing barn.

5.5 The surviving features that relate to the buildings past agricultural activity such as the threshing doors and the later-built sheds are considered to contribute greatly to the evidential value of the building.

5.6 The National Farm Building Types document published by Historic England in 2013 notes that barns “of early 16th century and earlier date are of exceptional rarity and importance, even rarer being those that survive in the context of medieval houses and other buildings”. The barn at Brook House is of early or mid- 17th century construction. It, however, sits in the context of a late medieval farmhouse which was largely remodelled by the time the barn was constructed.

5.7 This “Great Rebuilding” that the farmstead experienced in the first half of the 17th century illustrates significant changes in both domestic and agricultural past activity that provides the buildings at Brook House with significant evidential value.

HISTORICAL VALUE

5.8 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

5.9 Barns tend to be the most important agricultural buildings in farmsteads and the most imposing from an architectural point of view. This is clearly the case at Brook House, where the size and scale of the barn compete with the main house.



Farmhouse.



Barn and associated sheds.



Interior of barn.



Interior of cowshed.

5.10 Whilst the barn has survived virtually intact, its evolution throughout the centuries to be adapted to the farmer's needs is clear. The industrialization of agricultural practices began in the 18th century and saw the instruction of new machinery to ease and speed the production of farming goods.

5.11 The introduction of machinery in the farmstead is suggested by the 18th century cart shed built against the barn's south end.

5.12 The farm also appears to have moved from a pasture-based production to a dairy-based activity, as indicated by the presence of the cowshed attached to the barn.

5.13 Those elements illustrate changes in agricultural practices and are considered to contribute greatly to the historical and evidential value of the barn and the site as a whole.

AESTHETIC VALUE

5.14 Aesthetic value according to Historic England "derives from the ways in which people draw sensory and intellectual stimulation from a place". This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.

5.15 The barn and sheds at Brook House have significant aesthetic value, which relies upon their location and association with the farmhouse, as well as on its traditional form and detailing. The form and detailing of the building, more in the style of Surrey barns than Sussex's, relates to its location close to the border but it could also have been promoted by the Surrey origins of its owners. This is evidenced in the use of a gabled roof, rather than hipped and jowl-less posts.

5.16 The traditional craft skills and quality local natural materials used in the construction of the barn and sheds intrinsically relate to the building's surrounding landscape from where they were obtained.

COMMUNAL VALUE

5.17 Communal value "derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual's or community's sense of place or social values, where a place can be a form of catalyst for memories associated with it.

5.18 Brook House does not appear to possess evident communal value beyond the personal memories and experiences of those who lived and worked in the farmstead and their relationships with the local community.

6.1 This section appraises the impact of the proposals on the historic buildings that comprise Brook House and their setting.

DIFFERENCES FROM APPROVED SCHEME DC/23/0249 & DC/23/0250

6.2 This proposal represents a revision to the scheme previously approved under planning permission and listed building consent references DC/23/0249 and DC/23/0250. The approved scheme sought the conversion of the barn and associated sheds to ancillary domestic accommodation following structural and repair works, together with the relocation of the existing carport.

6.3 The revised scheme no longer proposes habitable accommodation but instead seeks the conversion of the barn and associated sheds into a private entertaining space associated with the main dwelling.

6.4 The existing modern extension to the front of the cowshed is to be removed to reinstate the building's original 18th century form and appearance. Internally, the level of subdivision has been reduced to recover the openness and historic plan form of both the barn and the cowshed, whilst the reinstatement of a former doorway between the barn and the cart shed will restore an original circulation route.

6.5 The use of the cart shed has been amended from garage and garden store to entrance and potting area, and the existing decayed shutters to the threshing openings will be replaced with new ledged and braced timber shutters to match the existing.

6.6 Externally, the previously approved relocation of the modern carport to the northwest corner of the site is retained; however, a simple metal pergola is now proposed in its former location.

6.7 Collectively, these revisions result in a less intrusive and more conservation-led scheme which removes modern fabric, reinstates lost historic form, and reduces domestic intervention. The proposals therefore enhance the legibility and historic character of the curtilage-listed barn and cowshed while continuing to ensure their long-term repair and preservation.

CONVERSION OF HISTORIC BARN AND ASSOCIATED SHEDS

6.8 The scheme aims to convert the existing historic barn and associated cowshed into a private entertaining space serving the main house.

6.9 The barn and the sheds have historically been used for agricultural purposes and recently for domestic storage. They are, however, underused and they now require a viable future use which will promote their maintenance and ensure their long-term preservation.

6.10 Whilst agricultural use would be the most desirable, development in farming practices has made their original agricultural use obsolete and unviable. Given the farm no longer operates as such and the site is now one of residential use only the barn and its sheds cannot be used for their original use and, therefore, an alternative use must be sought to ensure their preservation.

6.11 The buildings, therefore, require an alternative use that will justify the investment, but one that is consistent with their character and significance.

6.12 A private entertaining space relating to the main house is, therefore, considered to be the optimum viable use due to the proximity of the building to the main house and in order to keep the historical and original relationship between the barn, sheds and the main house.

6.13 The approach proposed in this report also provides a conversion considered to be in keeping and respectful with the external and, particularly, internal character of the barn and sheds.

6.14 Whilst some level of alteration is required to make the buildings capable of the intended use, these are limited to modern fabric and seek to reinstate the barn and sheds original character as far as possible.

6.15 As a result, the existing modern extension to the front of the 18th century cowshed will be remove reinstating the south elevation of the cowshed, which will display matching clad walls and traditional timber barn doors.

6.16 The existing modern partitions within the cowshed will be removed and replaced with a new partition to enclose the westernmost bay. This new partition will follow the natural bay-arrangement of the building, whilst the removal of the existing partitions will reinstate the openness and plan form of the building.

6.17 The former cart shed to the south of the barn will be used as a pot room/entrance and will be connected to the barn via a former doorway which will be reinstated.

6.18 The existing mezzanine and modern partition within the barn will be removed to reinstate the original open plan of the building. This is considered a significant intervention which will reinstate the original character of the building and contribute to its special interest.

6.19 The original threshing door openings in the west and east elevations, which relate to the original agricultural function of the barn, will be glazed with black aluminium-framed glazed panels. The existing shutters, which are in very poor condition, will be replaced with new ledged and braced shutters matching the existing to preserve the character of the building.

6.20 Additional fenestration is required to make the building usable for the proposed use. This will comprise glazed sections to the north elevation of the barn and the south elevation of the cart shed. Those in the barn will be placed between the existing framing whilst the opening in the cart shed will be glazed before the framing, ensuring there is no loss of historic fabric. This approach will ensure the character of the building is preserved, whilst the building is provided with additional natural light and ventilation.

6.21 The simple glazing arrangement proposed in both buildings and the use of black aluminium frames that have a minimal frame size will provide the buildings with a relatively contemporary appearance externally but one which reflects the simple large format openings of agricultural buildings rather than domestic proportion casement windows.

6.22 The conversion of the barn and sheds will also allow for the structural and repair works that both buildings require to ensure their preservation. The proposed repairs are the minimal necessary to ensure the buildings are capable to be used as ancillary accommodation and that they remain structurally safe and sound.

6.23 The most significant intervention is the rebuilding of the barn's plinths and sole plates. Their significant decay has been caused by the raised ground level to the east of the building which has allowed considerable water ingress to decay the sole plates. This has led the posts and roof to drop and rack and begin collapsing sideways.

6.24 The rebuilding of the plinth and replacement of the sole plates that are beyond salvage is therefore key to ensuring the building's structural integrity and preservation.

6.25 The building has been surveyed by a historic buildings specialist who has prepared a report with further details on the repairs that the barn and associated sheds require. The report should be read in conjunction with this report and the accompanying plans.

6.26 As a whole and on balance, the conversion of the barn and associated sheds will provide the building with a viable use which will ensure their long-term preservation and will allow for the significant structural and repair works that the buildings require.

6.27 The proposed scheme is also considered to be more respectful to the character and significance of the building that the previously approved scheme due to the lack of loss of historic fabric and the reinstatement of the historic buildings' original form and internal openness.

6.28 As a result, the scheme will preserve and enhance the character and special interest of the buildings, whilst making them usable as ancillary accommodation.

RELOCATION OF CARPORT AND CONSTRUCTION OF PERGOLA

6.29 The scheme also proposes to relocate the existing carport from its current location between the barn and the main house to the northwest corner of the site and to the west of the cowshed.

6.30 The relocation of the carport is considered to have a positive impact on the setting of both the listed farmhouse and the historic agricultural buildings on site, as it will reinstate the open area between both buildings, allowing for their better appreciation.

6.31 Given the modern construction of the carport, its relocation will have no impact on its fabric.

6.32 Following the relocation of the carport a new metal pergola will be installed on the existing location of the carport. Given its simple design and its nature as a landscape feature rather than a permanent structure, the pergola is not considered to cause harm to the setting of the listed building and the curtilage listed buildings.

7 CONCLUSION

7.1 The proposed scheme of works is based on a thorough understanding of the historic buildings on-site, their historic development and significance and has been informed by desk-based research and on-site assessment of the surviving historic fabric.

7.2 As a result, the proposed alterations to make the buildings usable as a private entertaining space are considered the minimum necessary to make the barn and sheds usable, whilst preserving its special interest.

7.3 The proposed works to repair the buildings are considered the minimum necessary to make them sound and ensure their good performance. The works, therefore, will have a positive impact on the buildings' long-term preservation.

7.4 The relocation of the existing carport will result in no harm due to the modern nature of the carport and the improvement caused to the setting of the historic farmstead. The installation of a metal pergola will not detract from the setting of the listed building and its curtilage listed buildings.

7.5 The revised scheme, unlike the previously approved conversion to ancillary domestic accommodation, adopts a more conservation-led approach that reinstates the barn's original form and openness whilst reducing modern domestic intervention and therefore better preserving the historic and architectural significance of the curtilage listed buildings.

7.6 The proposals are compliant with respect to the Planning (Listed Buildings and Conservation Areas) Act 1990 insofar as the special interest of the Listed farmhouse, its curtilage listed, and setting will be preserved and enhanced.

7.7 In summary, the proposed works to the Listed Building are considered to be proportionate and in accordance with the requirement of the Act, the NPPF and the Horsham District Planning Framework – Horsham District's Local Plan.

APPENDIX: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

> *Section 16(2) states "In considering whether to grant listed building consent for any works the local planning authority or 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."*
>
> *Section 66(1) reads: "In considering whether to grant planning permission 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."*

In relation to development within Conservation Areas, Section 72(1) reads: "*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*."

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Horsham District Planning Framework (HDPF).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on "significance", defined in Annex 2 as:

> *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

Setting is defined in Annex 2 as:

> *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

Annex 2 defines Conservation (for heritage policy) as:

> *"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY – HORSHAM DISTRICT COUNCIL

The site lies within the boundary of the Horsham District Council Authority. The Horsham District Planning Framework – Horsham District's Local Plan is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. This document was adopted in November 2015 and sets out the planning strategy for the years up to 2031.

Policy 34 of the HDPF relates to the Historic Environment:

> **Policy 34 – Cultural and Heritage Assets**
>
> The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:
>
> 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
> 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
> 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
> 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
> 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
> 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
> 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
> 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

MANORWOOD
building on tradition

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