Planning and Listed Building Consent Application

Heritage Statement - 56 High Street, Steyning

1. Heritage

a. Background

The National Planning Policy Framework states;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

This document aims to fulfil the Applicants obligations in describing and assessing the Heritage Asset, to assist in the Planning Authority identifying and assessing the Heritage Asset in their consideration of this Application.

b. Introduction to 56 High St

The Grade 2 Listing details are;

STEYNING HIGH STREET 1. (north-east side) 5404 No 56 TQ 1711 24/99 15.3.55

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2. The front portion is a medieval timber-framed hall house which has been refronted in the C18 but has the timbering with brick infilling exposed in the south-east wall. Two storeys. Four windows. Painted brick. Parapet. Horsham slab roof. Glazing bars intact. Doorway with flat hood on carved brackets. Crown post roof inside. Behind and at right angles is a further timber-framed wing with the timbering and red brick infilling exposed on first floor of north-west wall. This was originally a separate medieval hall house, also with a crown post roof, that has been later joined to the front part of the building.

Listing NGR: TQ1761111222

c. The Barn Building to the rear of 56 High St

The barn building to the rear has no Listing of its own and nor does it have mention in the Official Listing for 56 High Street nor nor in any other adjacent/surrounding building's Listing. This application therefore assumes it is Listed only by virtue of being within the curtilage of a Listed Building.

2. Proposed Changes to the building

This Application is for a Change of Use only with no material changes or alterations to the building.

3. The Impact of the Proposal

a. Setting; The proposals will have no impact on the setting of the Listed Building, its character or context in the immediate surroundings as there will be no material changes. The change of use will impose no greater access or usage of the building.

b. The Building; the building currently lies empty and has been for some time. Giving the building a new lease of life will ensure its maintenance and upkeep into the future

c. The Listed Building and the Conservation Area; there will be no impact overall on the exterior of the building and it's use as ancillary accommodation to the existing dwelling will have no impact on the building and conservation area.

4. Summary and Conclusion – Heritage

56 High Street is a Grade 2 Listed Heritage Asset which has been identified and described in this document.

The proposed works and alteration that this Application seeks Permission for have been informed by understanding of the Heritage Asset.

Proposals have been reviewed in this document to assess their impact on the Listed Building and its wider context.

It is the conclusion of this report that the proposals would not negatively impact on the Listed Building, the Conservation Area and the significance of the Heritage Asset and will provide a beneficial use and secure and preserve the building's future.

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