

Planning Statement

Garlands, The Haven, RH14 9BH

Listed Building Consent | Stabilisation and repair works

1. Purpose and summary

This Planning Statement accompanies the Design and Access Statement prepared by Philip Sciberras MRICS (document reference 260717/DA, dated 22 July 2026) and supports an application for listed building consent for stabilisation and repair works at Garlands, The Haven, RH14 9BH. The property is a Grade II* listed dwelling within Horsham District. The proposed works address continuing subsidence-related movement through localised underpinning, structural reinforcement and repair of cracked masonry and internal finishes.

The works are necessary to stabilise the affected part of the building and allow its continued residential use. Their scope is localised and technically targeted. The external appearance, historic plan form and use of the house would remain materially unchanged. Subject to carrying out the works in accordance with the submitted details and careful making good, the proposal is considered to preserve the building's special architectural and historic interest and its setting.

2. The site and heritage asset

Garlands is a two-storey, timber-framed house of seventeenth-century or earlier origin. It has been refronted in red brick at ground-floor level with fish-scale tile hanging above, an exposed painted covered bressummer, projecting gabled wings and a central gabled porch. The roof is finished in Horsham stone slabs. The National Heritage List for England records the building as Grade II* (list entry 1354197). These features, together with the historic timber-framed core and the building's domestic form, are principal elements of its architectural and historic interest.

The significance relevant to this application lies chiefly in the survival and legibility of the historic house, its traditional materials and detailing, and the relationship between its historic main range and later rear addition. The works are concentrated at the rear corner and within existing internal walls. No change is proposed to the building's use, layout, principal elevations or roof.

3. The proposal

The application seeks consent for the stabilisation and associated repairs described in detail in the accompanying Design and Access Statement and structural drawings. In summary, the works comprise:

- underpinning to the affected rear corner, undertaken externally after carefully lifting and setting aside the existing brick-paved path, which will be reinstated on completion;
- installation of stainless-steel bed-joint/crack reinforcement and galvanised lateral restraint straps at the locations and in the quantities shown on the submitted drawings;
- raking out and grouting existing cracks, with disturbed mortar and plaster made good to match the adjoining finish as closely as practicable;
- local removal and reinstatement of plasterboard where required for installation of the reinforcement, and temporary removal and reinstatement of the radiator;

- removal of shrubs, hedging or vegetation immediately adjacent to the underpinning only where needed to carry out the works, with disturbed areas reinstated and other landscape features retained.

The works do not change the amount or use of the accommodation, the internal layout, landscaping beyond temporary access requirements, or the existing vehicular access. No material change to the external appearance is proposed.

4. Need for the works

The Design and Access Statement records progressive cracking to the rear left-hand part of the single-storey rear addition and the left flank wall. Investigation identified a 1.2 metre deep concrete trench footing bearing on clay with medium volume change potential. Soil suction testing recorded very high readings at several depths, consistent with desiccated clay, while roots recovered below the footing were identified as Pomoideae. An arboricultural assessment considered a nearby Goat Willow and Pear tree to be the principal contributors to root-induced clay shrinkage; those trees have been removed to reduce their influence.

Movement nevertheless continued after vegetation management. Level monitoring recorded a cyclical pattern consistent with clay shrinkage subsidence, including approximately 15 millimetres of downward movement during summer 2025. The left flank wall has rotated outwards and a crack of approximately 20 millimetres has developed between it and the internal partition. The submitted engineering assessment therefore identifies underpinning to the affected rear corner, together with targeted reinforcement, as the appropriate stabilisation and repair strategy.

The application is consequently for a defined repair need supported by site investigation and monitoring evidence, rather than for general alteration or enhancement works.

5. Heritage impact and design response

5.1 External works

Underpinning is confined to the affected rear corner and is to be carried out from outside. It will involve temporary disturbance of the existing brick path and any immediately adjacent planting needed for access. Careful lifting and reinstatement of the paving, retention of other landscape features, and reinstatement of disturbed ground will limit the lasting effect on the setting and immediate surroundings of the listed house.

The external crack repairs and reinforcement are localised interventions into existing masonry. The submitted approach limits work to the affected fabric; mortar disturbed during installation is to be made good to match the surrounding masonry. The proposal does not remove or conceal the listed building's principal architectural features, alter its historic form, or introduce a conspicuous new external element. The method and extent shown on the drawings should be followed, and any variation affecting historic fabric should be agreed with the local planning authority before it is carried out.

5.2 Internal works

The internal works are restricted to existing cracked walls and areas needed to install reinforcement. Plasterboard is to be removed only where shown or required for access and reinstated after the work; disturbed plaster is to be made good, and the radiator reinstated. On the information provided, the interventions do not alter the plan form or remove identified historic joinery, finishes or fittings. If historic

fabric is exposed during opening-up, work in that area should pause so that its significance and an appropriate method of repair can be agreed before proceeding.

5.3 Overall effect

The purpose and likely effect of the scheme are to arrest ongoing movement and repair resulting damage. The works are limited in extent, predominantly concealed once complete, and designed to retain the existing external character and internal arrangement. They would secure the continued use and physical stability of the dwelling. On the submitted information, the proposal would preserve the special architectural and historic interest of the Grade II* building and would cause no harm to its significance or setting.

6. Planning and heritage policy

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, when considering listed building consent, to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest it possesses.

The National Planning Policy Framework (NPPF, September 2026), Chapter 20, seeks conservation of heritage assets in a manner appropriate to their significance. Policies HE4 and HE5 require proposals to avoid or minimise harm, provide a proportionate assessment of significance and effects, and justify any harm. This statement and the accompanying Design and Access Statement provide that assessment for the limited repair works proposed.

At local level, the adopted Horsham District Planning Framework includes Policy 34, Cultural and Heritage Assets, which supports the conservation of heritage assets and requires proposals affecting them to be assessed with regard to their significance. The emerging Horsham District Local Plan is a material consideration to the extent that its policies are relevant, subject to their stage and weight in the plan-making process. The statutory duty remains central to the determination.

7. Conclusion

The application proposes necessary, evidence-led stabilisation and repair of a Grade II* listed dwelling affected by continuing subsidence-related movement. The underpinning and reinforcement are focused on the areas of structural distress; external and internal making good is specified to match existing finishes; and the principal form, use, layout and appearance of the building are retained. The works will help secure the building's continued use and conservation. For these reasons, and subject to the submitted drawings and careful execution, listed building consent is respectfully sought.

Documents considered

- Design and Access Statement, Garlands, reference 260717/DA, dated 22 July 2026.
- Accompanying structural drawings and repair details referred to in that statement.
- Historic England, National Heritage List for England entry 1354197, Garlands, Rudgwick.
- Planning (Listed Buildings and Conservation Areas) Act 1990, section 16(2).
- National Planning Policy Framework, September 2026, Chapter 20, Policies HE4 and HE5.
- Horsham District Planning Framework, Policy 34, Cultural and Heritage Assets.