PLANNING DESIGN & ACCESS STATEMENT

(incl. HERITAGE STATEMENT)

THE SIX BELLS, 76 HIGH STREET, BILLINGSHURST, RH14 9QS

Ref. 23/077/HW/B 100



General

The application site is a Public House located along the West side of the Billingshurst High Street. The site falls within the Billingshurst Conservation Area designated on 25 January 2018.

The main building is a Grade II* Listed Building, and it is a traditional timber-framed public house deemed to date back to the 16th century. There is a significant amount of important Listed Buildings within the village of Billingshurst which contribute to the strong sense of character of the local area.

The Six Bells has an attractive appearance, and it is the only house in the parish with a continuous overhang or jetty; it was originally a farmhouse called Taintland. In the 19th century it became beer house and became a public house in the 20th century.

The application site gently slopes down from the front towards the rear and comprises a car park fronting the High Street. The Listed building is set back from the High Street in a garden framed by trees. The garden includes a generous paved external seating area together with a grassed area. Two concrete slabs are also present within this lawn area and were formed as bases for two temporary marquees (now removed) during the Covid pandemic period.

The Proposal and Objectives

The proposals are for the installation of new flagstone paving external finish to be laid over the 2no. existing concrete slabs to the front garden to fully match the finish of the existing external seating area. To access these newly paved areas, two new ramps will be formed to link with the existing paved area. The proposed new external finishes are designed to improve the setting and outdoor usable space of the public house. Due to recent implications from the covid 19 pandemic the pub is aiming to adapt its current provision. With a focus on ensuring that outdoor seating is provided to ensure that customers are safe, comfortable, and happy whilst visiting the premises providing them with abundant fresh air and making use of the picturesque local surroundings.

Use

The main use of the proposed development is to retain the current external hardstand external areas and, at the same time, to improve their appearance.

Amount

The existing concrete platforms have an overall area of approximately 120sq.M. It is not proposed to increase or decrease the existing floor space of the building.

Appraising the Context

In respect to the Government Policy on listed buildings and Conservation Areas, the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"…with respect to any buildings or other land in a conservation area…special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The proposals have also been assessed considering the National Planning Policy Framework (NPPF 2012), last updated 20 July 2021, together with the various development control policies set out in Horsham District Planning Framework (Adopted in November 2015) and, in particular:
Policy 3 – Built -up area boundary.
Policy 13 – Defined Town/Village centre boundaries.
Policy 34 – Cultural and Heritage Assets.

The proposals adequately comply with the provisions of the Planning Policies for this area and do not impact or harm the heritage assets or the settings that the site is within. The proposals will only involve the installation of a flagstone paving external finish over the two existing concrete slabs at the front of the garden which will improve the appearance of the front of the property and, thus, will contribute to viability of the public house by attracting more customers. We feel that the proposed works do not have any detrimental impact on the buildings or surrounding area and are a necessary step to tackle the increase in under-used premises of town centres.

Impact of Alterations
The proposed alterations within the scope of this planning application will have no harmful impact on the character and appearance of the Listed Building and Billingshurst Conservation Area.

Access Component
Access is not affected by the proposal.

Schedule Ancient Monuments
The works to be undertaken do not affect a Scheduled Ancient Monument or its setting.

Archaeologically Sensitive Area
The works to be undertaken do not affect an Archaeologically Sensitive Area.

Historic Parks & Gardens
The site does not lie within a Registered Park or Garden of Special Historic Interest nor do the works to be undertaken to the site affect the setting of such a historic park or garden.

Architectural & Historic Importance and Features
The existing building is in a Grade II* Listed Building and is located within a Conservation Area. The proposals have considered the type and structure of the existing building as well as its location within the Billingshurst Conservation Area.

Listed Building Appraisal

The proposals involve minor external works within the curtilage of this Listed Building.

Listing Details:

List Entry Number: 1027137
*Grade: II**
Date first listed: 22-Sep-1959
List Entry Name: YE OLD SIX BELLS INN
Statutory Address 1: Ye Old Six Bells Inn, 76 High Street

Details:
BILLINGSHURST HIGH STREET 1. 5404 (west side) No 76 (Ye Olde Six Bells Inn) TQ 0825 25/391 22.9.59.
*II**
2. Good C16 timber-framed building with roughcast infilling. Horsham slab roof. Casement windows. Two storeys.Four windows. Small projecting wing in red brick to south-west.
Listing NGR: TQ0862825957

In respect to the Government Policy on listed buildings set out in the National Planning Policy Framework (2012), our proposals have considered the setting of the existing Listed Building, and, by its form, we feel our proposals have no undue effect of detriment on the existing building.
The listed buildings historic interest and rarity factors are not under any threat from these proposals as the internal areas, of the premises, are not being altered in any way.

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