

Listed Building Consent (“LBC”)

Application to Install Air Conditioning

Bonwycks Place, Ifield Wood,
Ifield, Crawley RH11 0LE

Planning and Design and Access Statement

DATED 16 AUGUST 2026
VERSION 2

Version 1 is dated 30 Jun 26

Application Site

The application site itself is to install two air condition condensers, located on each of the two flat roof extensions that were built in the 1970s.

Option A. Option A is for an internal air conditioning system where the west sited condenser operates two wall mounted units for a bedroom on the first floor and another on the second floor; while the east condenser is the same as Option B servicing two bedrooms on the first floor and a reception room on the ground floor.

Option B. Option B is for an internal air conditioning system where the west sited condenser instead operates a ducted vent system in the loft that services four bedrooms on the second floor and an outlet in master bedroom on the first floor; while the east condenser is the same as Option A servicing two bedrooms on the first floor and a reception room on the ground floor.

The property's land registry title of Bonwycks Place has title number WSX260522. The house and surrounding land was sold at auction in 1973, in several lots. At a later date in the 1980's it appears that previous owners bought the additional land which was then added to Bonwycks Place title (marked by a blue boundary) which included the detached barn, outbuildings and surrounding paddocks and fields (marked by the red boundary below).

Site image of proposed air conditioning external condensers & internal wall mounted units:



Flat Roof east side (above reception room)



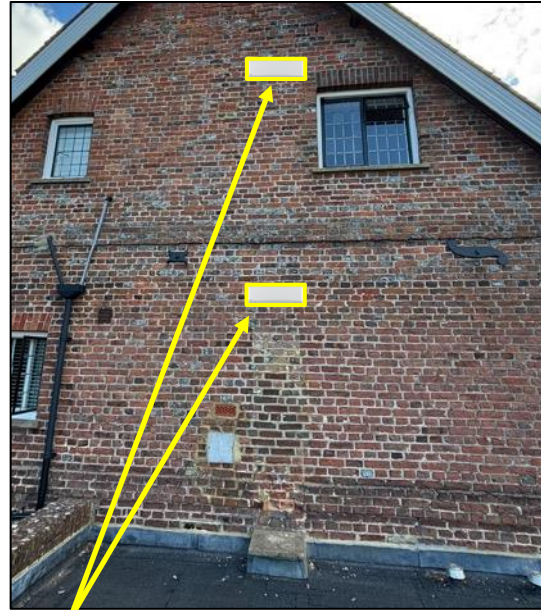
Flat Roof west side (above kitchen)

(indicative dimensions: 619h x 824w x 299d mm)

Options A & B

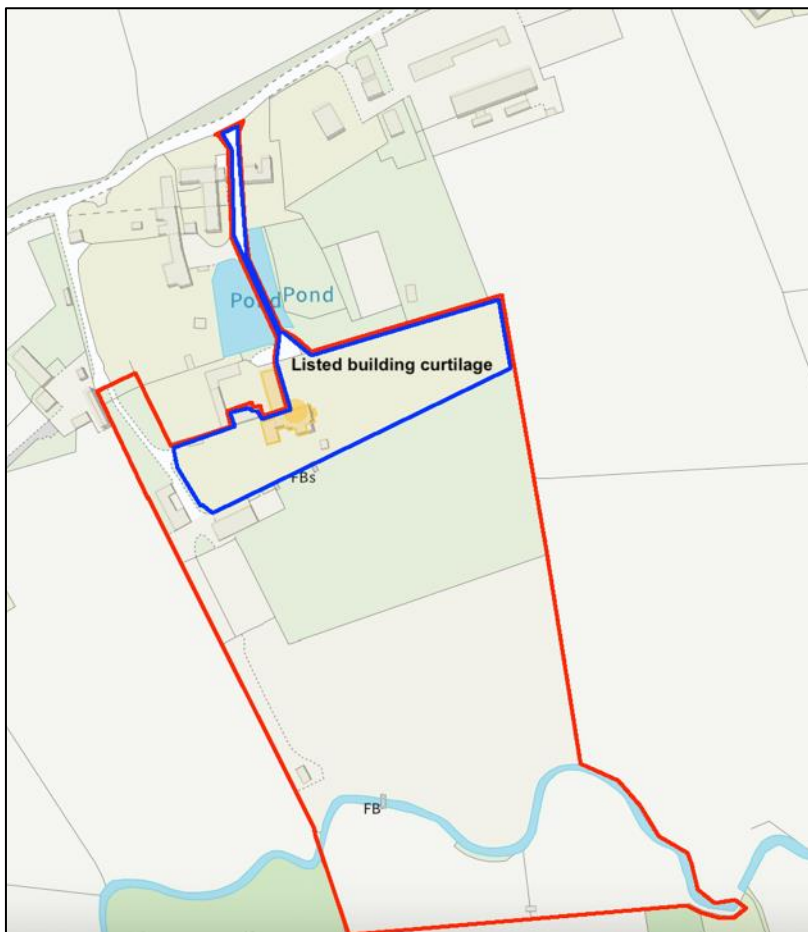


Options A



Position to show where the wall mounted internal units will be installed inside
(indicative dimensions: 290h x 779w x 209d mm)

The Listed Building's curtilage is shown on the site plan below and outlined in blue. The Land Registry title boundary is shown in red. The whole of the site is under the Applicant's ownership.



The Proposal:

The applicant is seeking 'Listed Building Consent' to install air conditioning ground at the property.

The property at Bonwycks Place currently lacks sufficient ventilation in some parts of the property, and in the summer months heats to a degree that occupants are unable to sleep in bedrooms and therefore have to sleep on sofas on the ground floor. The reception room that has the 1970s extension lacks ventilation in the summer and heating in the winter. Therefore, it is proposed to install air conditioning units to mitigate the temperature variation. The 1970s reception room extension will benefit from the air-con's heating capability in the winter.

In both options, internal wall mounted units or ducted units will be connected to each of the two air conditioning condensers, one condenser on the east flat roof and the other on the west flat roof. All units will be suitably fixed to internal walls that do not affect the interior décor. Guidance from the Senior Conservation Officer, Sean Rix at Horsham District Council stated: *"This sounds straight forward if the condensers are inconspicuously placed on the flat roofs and the wall mounted units do not interfere with any decorative plasterwork or joinery"*.

Pipework/ducting will connect the internal units to the external unit. One small hole is required for each unit through the external brick wall, and then the pipework will go directly down the wall inside black drain-pipe ducting to the condenser underneath to camouflage its appearance. The locations of the equipment have been designed to minimise pipework/cable runs to be shortest possible. The make/model may vary depending on stock availability at the time of installation.

Planning History:

There is a variety of applications in the area and at the site for alterations and works but nothing of significant relevance to this proposal.

Assessment:

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance

Historic England:

Listed Building Consent, Historic England Advice Note 16

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Rusper Neighbourhood Plan 2018-2031:

RUS1: Spatial Plan
RUS2: Rural Diversification
RUS3: Design
RUS4: Local Heritage Assets
RUS5: Green Infrastructure and Biodiversity
RUS6: Walking, Cycling and Equestrian Routes
RUS7: Local Green Spaces
RUS8: Landscape Character and Local Gaps

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 7: Appropriate Energy Use
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

With previous listed building consent applications, Historic England have referred applicants to:
<https://historicengland.org.uk/advice/find/>

Their document "Listed Building Consent, Historic England Advice Note 16", under "New services" on page 47 at clause 36 "Electrical installations, including re-wiring", it states: *"Air conditioning and electrical comfort cooling are likely to affect special interest and thus need LBC, as would loudspeakers inset into walls and CCTV systems, internal and external"*.

In this application the proposed air conditioning units are designed and located to significantly reduce their visual impact on the Listed Building and its setting. The installation location has been chosen carefully and is with the Historic England Guidance.

Policy RUS3 of the Neighbourhood Plan concerns design and states that proposals for new development, including extensions to existing buildings and schemes for renewable energy must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings. These units will be powered by onsite solar panels, and is not reliant on fossil fuel energy. Air Conditioning is primarily used in the height of summer months and sunshine where solar panels are able to generate considerable power/electricity. So the Policy also supports the provision of renewable energy stating that *"Proposals will be expected to make the fullest contribution to minimising carbon dioxide emissions and make efficient use of natural resources"*.

The Applicant is proposing to install 2x air conditioning condensers by FGAS certified engineers that are comparably environmentally friendly, which have a very low potential impact on the depletion of ozone layer and global warming.

Impact on Neighbouring Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Although the siting and layout of the proposed air conditioning would introduce a modern feature within a rural setting, as discussed above they are sensitively located and designed to reduce and minimise any adverse impacts.

With regards to any potential siting on the condenser units, it is planned to install covers in a similar colour to brick to reduce glare.

It is considered that the siting and layout of the proposal, the extensive screening and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Modern air conditioning operates at low noise decibel levels, e.g. up to 50db. As a comparison, at 50 decibels (dB), sound is at a moderate, safe level, similar to a quiet conversation, moderate rainfall, the hum of a refrigerator, or background conversation.

As such, the proposal would comply with Policy 33, as it would not result in unacceptable harm to neighbouring amenity through adverse visual impact nor the erosion of the area's established character and appearance.

Water Neutrality

The nature and scale of the proposed development would not result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion:

Following a review of the applicable policy for this application and all material considerations it is of our view that the development is in compliance with all applicable policies as previously illustrated above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the Council to refuse our request for listed building consent and kindly request for a timely decision to be made in line with applicable guidance of the NPFF.

Should any further information be requested to assist in the Council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you.

Yours faithfully,

Hugh Martin