



Heritage Statement

844_The Cottage, Rudgwick

March 2026

Revision: -

The Applicant :
Nick and Lucy Goundry

Project Location:
The Cottage,
Church Street,
Rudgwick,
West Sussex
RH12 3EH

Householder Application for Planning Permission and Listed Building Consent

Proposed two storey rear extension, with new catslide roof. Renovation works to house to include alterations to internal layout and internal walls. External hard landscaping to include a widened front driveway, new parking space and proposed rear patio.

This document must be read in conjunction with the full plans associated to this application.

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01. Scope

Introduction

This Heritage Statement is submitted in support of an application for the planning permission for the development of part two-storey part single-storey rear extension to the Grade II listed building The Cottage at Church Street in Rudgwick, West Sussex. A residential building that dates from the 17th century (C17) or earlier.

The document is set out in accordance with Government guidance. It identifies and examines the significance of the building and its setting within the conservation area after first looking at its historical background and architectural interest. Then, it explains why the development is being put forward in its current form.

From this, it appraises the impact of the proposed development against the character and attributes of the conservation area and justifies any mitigating solution. It then concludes as to why the development is acceptable in both planning and design terms.

For the purposes of orientation, the front elevation is taken as east facing Church Street with the long axis of the house being north to south, parallel to the main road.

Although all aspects of the building and its internal areas were appraised, only the relevant parts have been considered and described.

This statement should be read in conjunction with the other submitted documents and plans.

Policy Context

The site is situated in Rudgwick, West Sussex and within the Rudgwick Conservation Area. The framework for determining the Listed Building Consent application is provided by:

National Planning Policy Framework (March 2012 and subsequent revisions and updates)

- Paragraph 185 – The setting out of a positive strategy for the conservation and enjoyment of the historic environment.
- Section 16, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 184-202 Planning (Listed Buildings and Conservation Areas) Act 1990
- Section 16, Paragraph 2 – Statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.
- Section 72, Paragraph 1 – General duty as respects conservation areas in exercise of planning functions.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

The Setting of Heritage Assets (Historic England, March 2015)

Historic Environment: Good Practice Advice in Planning (Historic England, December 2017)

Horsham District Planning Framework (November 2015)

- Policy 34 - Heritage Assets and Managing Change within the Historic Environment

Rudgwick Parish Design Statement SPD (Horsham District, 2009)

Heritage Asset

The Cottage sits towards the top north end of Church Street, on the left hand side, and to the left of the evangelical Rudgwick Chapel. It was listed Grade II in November 1980 and is described in the Statutory Listing 1285729 as:

RUDGWICK CHURCH STREET 1. 5404 (west side) The Cottage TO 0834 21/22

“GVII C16 timber-framed house with the timbering and painted brick infilling exposed on ground floor but above faced with fishscale tiles. Tiled roof. Casement windows. Two storeys. Three windows.”

02. Assessment of Significance

Historic Development

The Cottage sits on the west side and towards the top of Church Street, the main road of Rudgwick, an old English village in the north of West Sussex bordering the south of Surrey.

Neither a hamlet nor a church was recorded in the Domesday survey of 1086. As this part of Sussex was generally inaccessible and remote due to its heavily wooded Weald, no reference exists of any settlement in the area.

The oldest building however, seems to be the Holy Trinity Church dating from the C13, though it has a C12 Sussex Marble Norman font. It is believed however, that a much earlier building existed in its place as parts of the south wall may have been retained when it was demolished.

Little is known of the origins of Rudgwick. Its name comes from Ridge Wick, a wick being an old term for a settlement, meaning a farm enclosure on the ridge. Yet, the name ‘Regwik’ only appears for the first time in 1210, shortly before the current oldest house and the church’s tower were built. By 1377 other names such as ‘Ridgewick’, ‘Riccherwyk’ and ‘Riggewyke’ were being used to also identify the village.

Most probably this was an early Saxon settlement that, like so many early villages and settlements from that period onwards through Norman times into the early and late medieval period, was no more than a small gathering of dwellings close to the church. This can be seen by the greatest concentration of timber-framed houses from the C14 onwards being near the church, while many others still also survive scattered across the parish.

The parish itself began as dispersed medieval farmsteads. Over time, these small rural settlements grew and developed with the return of the ironwork manufacture to the woods of the Weald in the C16 and C17. With the later demise of this industry, Rudgwick returned to be an agricultural community which prospered for about 300 years until the gradual decline in agriculture led the village to become primarily a rural dormitory community in recent decades. Nevertheless, there are still considerable large areas of dairy farming, arable farms and smallholdings dispersed around the parish. Aside farming, brickmaking became another source of wealth for the parish in the early C19 until it also declined by the end of the century.

The creation of three turnpike roads following an Act of 1809, boosted by the opening of a railway station on the Horsham to Guildford line in 1865, encouraged the linear development of local communities along a spine road. This is clearly the case of Rudgwick and its Church Street.

Over the next 140 years the village gradually shifted from its early northern end growth around the church and later downwards along the main road to develop near the train station in the southern end closer to Bucks Green. Due to the wooded valleys surrounding Church Street, this later development was kept crammed along this road with businesses concentrating their shops and offices on both sides. By the Great War, this southern area became the centre of the village and parish, staying until today despite the closure of the train station and Cranleigh Line in 1965.



1) Extract of Christopher Saxton's Map of Sussex published in 1575. Possibly the first map where 'Ridgewick' is identified.
Source: Royal Collection Trust, RCIN 1046848

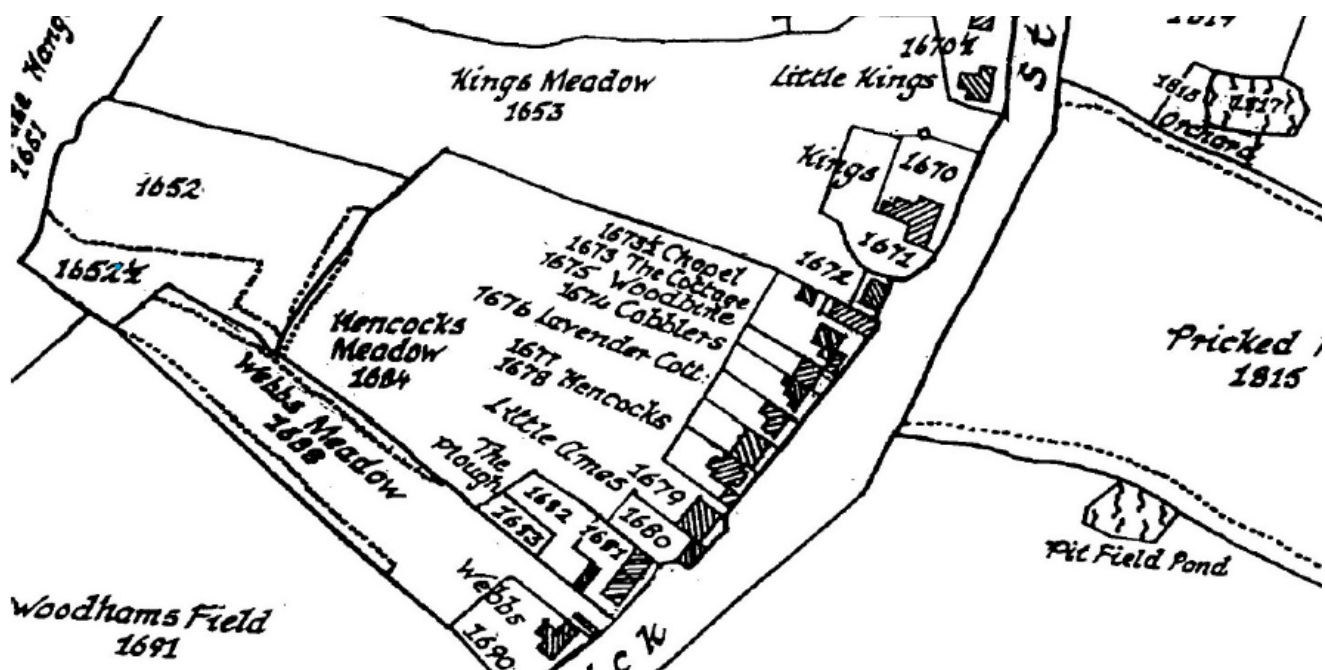
As per The Cottage, nothing is known of its early existence. The building sits in the lower end of Rudgwick Conservation Area amongst other 17 ancient timber-framed houses and immediately adjacent to the early C19 'dissenters' Rudgwick Chapel. Its prominent location within the old Rudgwick settlement, right beside the longstanding main traveling road Church Street, may lead to believe that it had some local historic importance, though it is just due to its early origins.

The earliest the building can be identified is in the 1795 Mudge's survey map of Sussex as a small square set back from the verge with no enclosed land around it and squeezed in the row of smallholdings of bigger dwellings. This denotes being of lower social status. Besides, when looking at Richard Budgen's earlier 1724 map, none of the buildings along 'Rudgwick' road clearly is The Cottage as only the most relevant buildings were represented in a large-scale map.



2) Extract of William Mudge's one-inch survey map for the Board of Ordnance completed in 1795, identifying The Cottage.
Source: The Royal Society

In the 1840 Tithe Map, the building is clearly identified already in its own holding (1673), next to Woodbine, with the stable right behind the then smaller Congregational Chapel built over the north boundary. The latter was built in 1824 on land part of The Cottage (hence 1673 ½), and south of a late medieval barn belonging to the adjacent Kings property. By then, Church Street had already become a turnpike road in 1818 connecting to Rowly (Gaston Gate) via Cranleigh.



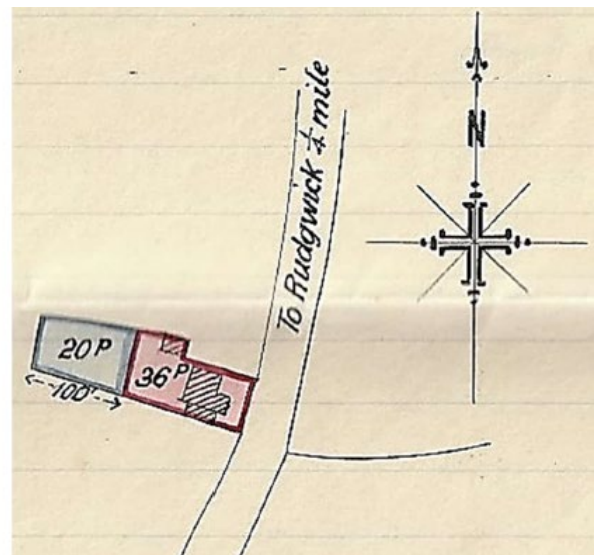
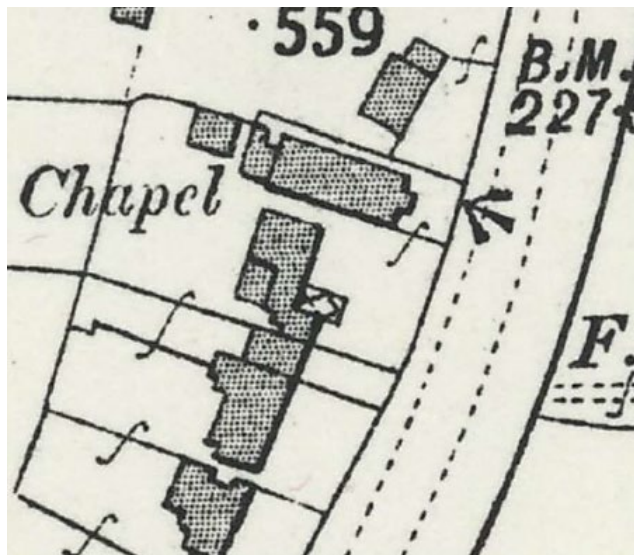
3) Extract of Alan Siney's drawing of Rudgwick Village in 1840 drawn from the Tithe Map.
Source: Rudgwick Preservation Society

For the first time, it is possible to see a more truthful representation of the cottage's actual footprint. Its previous square shape is easily recognisable as well as a south side extension and an elongated front addition. The former has been identified as being a mid-C17 construction whilst the two later developments are more contemporaneous, having been built sometime between the time of the previous survey of Sussex in 1811 and this Tithe Map.

To note that the chapel is misrepresented. Originally it had roughly the same depth as the cottage, as correctly shown on the OS map surveyed in 1871. It was only extended in 1912.

According to its deeds The Cottage was subordinate to Hencocks, a late medieval smallholding (two dwellings) set further south and centred with its homonymous meadow at the back. In fact, the building was frequently referred to as 'formerly Hencock's Cottage', possibly due to be originally a landless labourer's lodge that worked for the yeoman at Hencocks. This is noted in Mudge's map above, where both properties have no enclosure, opening directly to the field behind, also denoting an old farmstead layout of ancillary farm buildings around Hencocks that were later converted into houses.

In the 1877 conveyance referring to the sale of The Cottage and the rear land (cross referencing the earlier 1865 conveyance), the property is described as "the messuage, garden, stable and orchard containing 19 perches (...), adjoining the land called Hencocks on the west and south, to the highway to the east, and to lands called Kings to the north". And later "The Cottage, formerly Hencock's Cottage, 36 poles coloured pink, and the meadow, 20 poles coloured blue" as in later 1913 and 1919 conveyances.



4) Extracts of the Six-inch OS map surveyed in 1910 and plan from the 1919 conveyance.
Source: National Library of Scotland and Rudgwick Preservation Society

In the 1910 OS map (above), the cottage's previous form is identifiable in more detail, yet a conservatory has been added to the front (see photo below), whilst a new extension of some sort has finished squaring the building to the southwest. As per the rear 'meadow' conveyed with the property, this has only become part of the holding when the cottage was sold in 1966 as the OSmap of 1961 shows the same 1840 curtilage but assimilates the back land in the 1973 OS map.

When it comes to notable dwellers of The Cottage, the oldest record talks of James Matthews Redaway, one of the first schoolmasters in Rudgwick being the master of the National School in 1858. He and his two younger brothers George and William were living at this address in 1861 and potentially since 1851. William continued living there for another sixteen years with other members of his family and future wife, until he moved to the adjacent Kings property in 1877.

The building was then conveyed to James Braby, a benefactor, landowner, and first chairman of the parish council, who let it out until his death in 1907. His daughters Florence and Constance inherited the building together with other nearby assets such as the Hencocks and its 2.636 acres rear meadow. The Brady family was probably the biggest freeholder and leaseholder in Rudgwick. A year later, the property was being auctioned as “a picturesque old-fashioned cottage, brick and timber-built, tile healed, 3 bedrooms, conservatory, pump to well, wood-house, a detached room” [from the auction particulars on 1st June 1908].



5) Photo of The Cottage in 1906 kindly provided by the current owners.
Source: The property archive

In 1913 The Cottage and land immediately behind it (today's rear garden) were sold to Maud and St John Payne, who became the first owner-occupiers of the site. Both were prominent residents of Rudgwick. They moved to Middlesex in 1915 and let the property, then known as Rose Cottage, until they sold it in 1919 to sisters Edith and Mary Francis, two retired teachers.

Mary Francis died in 1943 and one of her will executors was Barnes Neville Wallis, aeronautical engineer famous for creating the bouncing bomb amongst other inventions. He was appointed trustee in her place by Edith Francis in 1966, shortly before conveying The Cottage to Brigadier Ronald George Miller and his wife Betty.

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and repair

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2-3 reception rooms,
usual offices.

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Main services.



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Carfax, Horsham. Tel. 3311 or other branches.

6) A 1966 press clipping advertising the sale of The Cottage in Church Street.
Source: eBay

A year after the Brigadier's death in 1983, his two sons sold the property to Mr. and Mrs. Sherlock, who lived there for over 40 years until recently. No alterations are observed during this period.



7) The Cottage in 1984 with a clean front and its two-storey rear extension after exchanging proprietors.
Photos kindly provided by the current owners.
Source: The property archive

Architectural Appraisal

In terms of location and setting, The Cottage is in the south end of the Rudgwick Conservation Area. This is characterised for being the parish's most concentrated heritage site. At the northern end is its historic core, known as Church Hill, where the oldest buildings gathered near the church along the top ridge. From here, Church Street, a spine road, brings the remainder of the old village southwards to its younger centre. The west side of the road was moderately developed whilst the east remained glebe land until the Great War, when it was released for development.

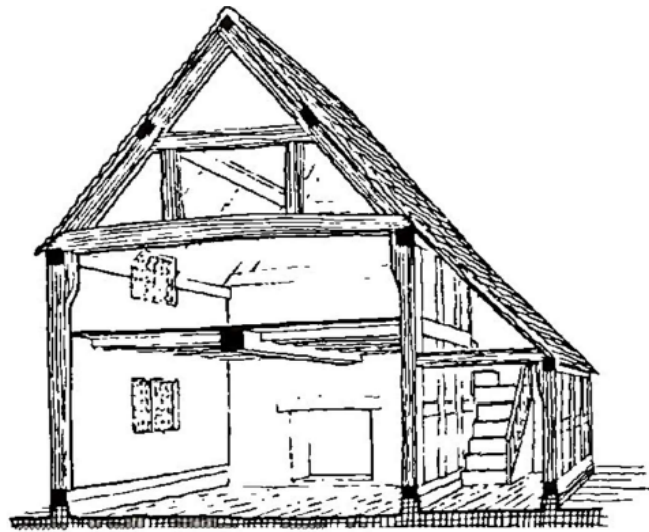
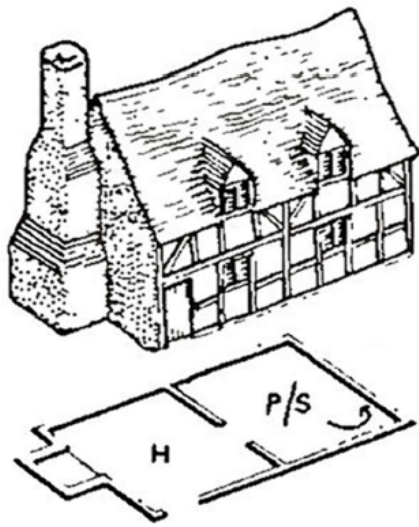
A total of 18 ancient timber-framed houses and 28 other buildings compose this area. Most of these historic properties are mainly of brick with sights of timber framing. In some cases, a most distinctive local style of half tile hung walls or barn style cladding or clapboard were introduced. They illustrate well the eclectic mix of the traditional Wealden style in walls, chimneystacks and rooflines that characterise the houses, cottages and rural barns built from late medieval to the 18th and 19th centuries.

The Cottage is one of these old contributors to the character of Rudgwick village. Although discrete, setting slightly back from the line of the other houses and mostly obscured by the prominent adjoining chapel, it quietly exhibits its post-medieval origins in its frontage.

It presents itself with brick-infilled exposed timber frame ground floor and tile-hung upper elevation to the main eastern façade. The north wall is weatherboarded in a barn-like style with a large area rebuilt in brick. A catslide outshot followed by a two-storey brick extension with tile hung first floor and a double-gabled roof compose the rear façade. Further exposed timber frame with brick ground floor and painted render first floor infills define the southwest corner. A whitewashed front single-storey brick extension is attached to the southeast corner, running along the boundary. A tall plain tiled roof with a corbelled stack completes the overall looks.

The current building reveals three main stages of evolution with smaller developments in between. These can be appraised by the different volumes, architectural features, internal layout and finishing details.

It started as a typical rural peasant End-Chimney House dating approximately from the mid C17. It would have had a two-room ground plan with an external chimney and an upper storey within a tall roof. A two-bay composition with a left front entry would have encased a heated hall/kitchen with an inglenook fireplace set on the left gable wall, a parlour room on the right, and a service outshot to the rear running the full width of the house. Above, a single sleeping chamber with the stairs coming from under the catslide of the outshot. The infill panels were most certainly all wattle and daub and the chimneystack a short, stout, simple block.



8) Indicative sketches of an End-Chimney House with a two-room plan and outshot as The Cottage might have been originally. H - hall; P/S - parlour/service room; arrow - stairs.
Source: Discovering Timber-Framed Buildings by Richard Harris ©

Sometime between the end of the C18 and mid-C19 The Cottage suffered some major changes.



9) Two-storey south extension traditionally built in timber frame and originally infilled with brick. The porch was added later.

It is believed that first, a two-storey extension was built to add an extra bedroom on each floor. It was erected against the south gable, enclosing the external chimney, which was made taller and finished in a vernacular corbelled 'Sussex' stack. Its structure is timber framed of salvaged pieces from another building and the panels infilled with brick. Possibly, the whole house was then re-cladded in brick and typical regional fish scale hanging tile to bring it up to date and protected it as its wattle and daub had proved inadequate against the heavy rainfall and strong winds of the south. External chimneys were also added on each gable to heat the end rooms.

Later, potentially between 1811 and 1840, an elongated side extension was constructed along the south boundary and to the front of the main elevation. With a simple design, gable roof form and of brick and plain roof tile construction, it replicates the simplicity of the house's shape at a single-storey scale. Sitting almost at angle with the dwelling, it links with it by embracing the southeast corner and absorbing the small end chimney. The front east elevation stands out for its Gothic Revival style, although very crude, squared-latticed window with decorative arched heads top panes, surface flushed under a scalloped tiled gable. The reason for its creation is unknown, but since the site is within the village it is possible that it would have been to either create a workshop for the occupant's trade, or to lodge a nanny/servant.

At the same time, a glass conservatory was erected aside this new volume (see Fig. 5 above) and adjoined along its side face. It sited inches away from the small entrance porch, which was then centred on the front elevation, exhibiting its also Gothic shaped bargeboard.

This second evolutive stage brought a lot to the frontage of The Cottage. No longer it was a small, simple, labourer's lodge on the edge of a farmstead. Its new upgraded makeover could now be admired from the street, bringing it up to the same social status as its neighbours. Nevertheless, despite not being particularly small anymore, its scantling waney edged timber frame still revealed the fairly modest means of its builder.



10) The Victorian side extension with its vernacular Gothic Revival style front encroaching on the medieval gap

The remaining facades were kept apparently unaltered. It took approximately 100 years for small alterations to be made that would change them, as still visible today. It seems that during the C20's Interwar period the old parlour was transformed into a kitchen and a small porch was added to the southwest corner of the house. With the former, a secondary door with side lights was introduced on the north elevation beside the chimney.

About 130 years later from the last major intervention, The Cottage saw its shape being greatly transformed once again. This time at the back. This would be the last major change.

By the time it was sold in 1966, the building was well outdated and in disrepair. The conservatory had been demolished, the porch removed and the front door turned into a window. After purchasing, the new owners went on with some improvement work. They had the two gable end chimneys removed, replaced all the windows, and had a two-storey rear extension built taking 2/3 of the outshot. Internally, they re-subdivided the first floor with a modern partition, and some wall infills that last until today, while the new extension brought a refurbished kitchen and a bathroom above with separate toilet.

This new development was designed to be considerate to the house by introducing a volume that is centred, proportional and in keeping of the existing footprint. It maintained the local and present vernacular style by reproducing the traditional gable roof, the exposed bricked ground floor and the upper tile hanging finish. Its presence respects The Cottage's age and doesn't retract its significance as a valued historical component of Rudgwick village.

Other alterations have been recorded in more recent times, these being of minor to no impact on the older building fabric. They are mostly internal with exception of rebuilding the main chimney stack like-for-like in 1991 and building the present porch in 2001. Conversely, the internal changes encompassed introducing a small toilet in the front extension in 2001; removing and altering modern partitions in 2002; and turning the upstairs bathroom in the rear extension into two separate bathrooms in 2007.



11) Rear extension today as it was built in the Late 1960s

Significance

At the heart of the process of identifying and protecting heritage is the concept of significance. This is defined in national planning policy as the “value of a heritage asset to this and future generations because of its heritage interest”.

An assessment of the significance of the fabric is required in light of the Planning (Listed Building and Conservation Areas) Act 1990 for any future application that seeks consent to repair, refurbish, alter or extend this listed building. Understanding the significance of the affected architectural elements and the reason for the proposed work, will then allow to determine the extent of the impact of the proposal on the historic fabric.

The building that constitutes The Cottage together with the rest of Church Street and conservation area, have clearly a historic and architectural significance, as well as social and economic significance. They represent the prosper Tudor development of a medieval settlement, and their preservation makes it a distinctive landscape of ancient rural West Sussex.

The significance of the building itself lies in several different and varied aspects. Its age, residual plan form and surviving timber structure are the principal interest, along with other period features that further contribute to its special character.

It is a single historic example of a mid -C17 landless agricultural labourer's house along the verge of a once important travelling road. Its modest, mostly unaltered, frontage and exposed interiors reflect the typical Tudor timber-framed rural houses later improved. Its (no longer) small composition and architectural solutions of later periods make it stand equal and integral of the row of more notable previous smallholding buildings on that section of the Church Street.

The Victorian potential workshop also contributes to building's significance as well as to the streetscape's, bringing liveliness to the medieval boundary gap as well as complementing the unpretentious architecture of the cottage. Its reduced scale and orientation preserve the ancient separation between dwellings, having prevented the unsightly 'terracing' effect common of later developments. Its simplified architectural features and craftsmanship also add a small touch of sophistication to the plain modest frontage of The Cottage.

03. Impact Assessment

Current Application

Today, the original fabric and later additions have been preserved and are well maintained. Most of the early structure is still present on the north 2/3 of the house, corresponding to the two bays to the right of the fireplace. A portion of the outshot has been kept at the rear, whilst the upper floor was later subdivided and an early C20 staircase introduced in the northwest corner of the original parlour below. The box frame construction has been preserved albeit the alterations for the fenestrations and the conversion of the original entrance into a window.



12) Front east facade at present with lower brick-infilled timber frame and upper tile-hung elevations

The late C18/early C19 south extension and the front Victorian addition have also been kept mostly unaltered with just the small external end chimney removed. The Interwar southwest porch and the previous kitchen door on the north façade still remain in place with their period details. As per the 1960s rear extension, this has not changed externally since it was built.

Internally, the original timber cross frames and down braces tucked into the lower corners of the first floor are still in place confirming the authenticity of the late Tudor square panel framing. The inglenook fireplace has been originally retained as most of the partitions, except for the first floor middle bedroom's modern division separating from the corridor and the opposite enclosing the bathrooms in the rear extension. The vertical access is still made by the modern stairs in the northwest corner.



13) Rear west facade with catslide outshot, central 1960s two-storey extension, and south earlier extensions at present day



14) Rear original lower outshot area with crooked truss supporting the catslide; Original inglenook as part of once external end chimney; Original down braces in the northwest corner above modern staircase



15) North facade weatherboarded and partially rebuilt in brick where earlier added external chimney was; South façade extended in timber frame and brick infill with Interwar porch added to the north side

Much thought was given to the preservation of this existing fabric so its architectural and historic significance would continue to be properly retained and preserved. All efforts were made to consider the best design approach that would allow maintaining most of the buildings' significance intact while avoiding any intervention that would cause substantial harm to its fabric.

The current proposal seeks to further extend the existing two-storey rear extension and attach a lean-to single-storey extension to its side. It also plans to include alterations to the internal layout and internal walls, as well as hard landscaping work such as a rear patio and extended driveway. This work would result in providing a new, more functional kitchen/dining area; creating a fourth bedroom, utility room, boot room and playroom spaces; reusing the front door as the formal entrance; and expand the front driveway area to provide parking for three cars.

On the proposed extensions, the key approach is to maintain and enhance the integrity and reading of The Cottage as a single volume while introduce additions that are clearly identified as such through their concealed location, footprint size, plan arrangement, subservient volumes, and intersection with the main existing body.

Additionally, the new architecture addresses the local vernacular and historical background by repeating the use of gable roofs and lean-to outshots in typical finishing materials as the Wealden brick complemented by tile-hanging. Thus, it maintains the same approach as the previous extension while follows the recommendations from the Rudgwick Parish Design Statement.

As per the historic fabric, this will generally not be affected by the proposed scheme as practically almost nothing will materially change. A very small portion of the original outshot's west wall reused by the rear extension as the pantry's window wall, is to be removed to enlarge the new kitchen. The only intervention within the existing building is moving the Interwar partition in the ground floor's north lobby so the previous store is bigger and becomes a study. By doing this, the also Interwar side door will be retained but blocked.



16) Virtual image of proposed scheme showing extended former rear extension and new side lean-to addition

Impact and Mitigation

The present proposal seeks to continue the preservation of The Cottage and enhance its character and appearance with beneficial improvements which would also improve its contribution to the conservation area. Whilst doing that, it looked to respond to the varying significance, and only make interventions where necessary and beneficial, or where they would cause the least amount of harm. All attempts were made to balance and mitigate every change.

The formalisation of the front entranceway and expansion of the driveway would not result in any adverse visual harm to the character and appearance of the building. There is already existing parking to the front of the dwellinghouse, and the proposed works would be sufficiently accommodated within the existing amenity area, not to result in unacceptable visual harm to the historic front elevation of The Cottage nor the streetscape of Church Street.

The expansion of the rear extension will lead to the demolition of its west elevation. The rear of the building was already altered in the past in such a way that 2/3 of the original outshot has been lost. With this transformation only the southmost western portion of the external wall and possibly the return south wall were kept. The proposal intends to remove that southmost section which does not cause great loss as it is no longer associated with the original form and function of the outshot. Its retention would not be significant as only the wall plate and the bricks below the window are original and of no architectural significance.

This scheme will also reinforce the catslide roof design on a new lean-to addition, which is a typical feature found in some of the C17 timber-framed houses. Despite the impact on the reading of the remaining north portion of the original outshot, this will remain mostly intact with its walls and window kept internally, protected from the elements. The original roof structure will be maintained as well and will connect to the new catslide at an angle. No loss of significant fabric will result of this addition.

In general terms the proposed scheme will not harm the special interest of the listed building, the street scene, nor the character of the conservation area. It facilitates substantial heritage benefits to the historic fabric by not intervening in the building against just very minor detrimental alterations. The impact of the latter can be considered as less than substantial harm to the special character of the outbuildings as it would be more than outweighed by the public and heritage benefits.

The proposal would then comply with the policies of the Local Plan and the National Planning Policy Framework and the local plan policy 34 on historic assets and environment, as the perceived harm to the significance of the listed buildings would be outweighed by public benefits.

Also, the proposal would preserve and enhance the special architectural and historic interest, character and appearance of the Rudgwick Conservation Area, as the exterior of the building would be preserved unaltered. The application is then beneficial in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the Rudgwick Parish Design Statement.

Conclusion

As demonstrated, the proposed works would not, in any way, diminish the architectural or historic merit of the listed building. In fact, they would be wholly beneficial in enhancing and safeguarding the preservation of the historic asset. They would impact positively, whilst a very minor portion would have a more neutral impact on its significance.

On the other hand, the proposed scheme would also cause some less than substantial harm to the significance of the listed buildings by not fully preserving their special architectural and historic interest. However, this was carefully considered and proven necessary to achieve a successful and viable addition, as previously justified.

Therefore, it is considered that the overall impact of the proposed development will be positive in heritage terms.

The proposal is policy-compliant with sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Furthermore, it is also compliant with Policies 32, 33 and 34 of the Horsham District Planning Framework: Chapter 9 - Conserving and Enhancing the Natural and Built Environment. As well as it is compliant with all the relevant design policies of the Rudgwick Parish Design Statement.

For the above reasons it is suggested for the proposed development presented in this application to receive planning approval and Listed Building Consent subject to appropriate conditions.