

STATEMENT OF SIGNIFICANCE

The Village Stores, The Street, Cowfold, RH13 8BW

This Statement of Significance has been prepared to consider the Historic significance of The Village Stores (Cowfold Stores), The Street, Cowfold. It relates to the proposed development of a new one and a half storey dwelling the garden.

RELEVANT PLANNING POLICY

The council will be required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The council must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance

For the purposes of this assessment, preservation equates to an absence of harm. Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset

The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF

The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"

Historic England has published guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance proposes a stepped approach to assessment in which Step 1 involves the identification of the relevant heritage assets, Step 2 establishes their significance, and Step 3 describes how the change within the setting of the assets might affect their significance. In cases where there is a resultant loss in significance, amounting to harm, Step 4 is engaged, requiring the discussion of mitigation

The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.

Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph

18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated

Paragraph 199 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

Local heritage policy has been taken into account in the preparation of this assessment

STATEMENT OF SIGNIFICANCE

This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates in part to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Heritage Impact Assessment and with the tabular methodology at in the Appendix

Cowfold Stores, The Willows, is listed as:

COWFOLD HENFIELD ROAD 1. 5404 The Willows (Tobitts Stores) TQ 2122 26/574

II GV

2. L-shaped late C17 or early C18 block, refaced with cement. Two storeys. Originally 6 windows. Long and short quoins. Modillion eaves cornice. Hipped roof of Horsham slabs. Projecting bay at south end replaces the 2 original south windows. Modern shop front on ground floor.

Listing NGR: TQ2131222574

To the North of Cowfold Stores ***is St Peter's Cottage*** and the listing is:

COWFOLD HENFIELD ROAD 1. 5404 St Peter's Cottage Restaurant (formerly listed as St Peters Cottage) TQ 2122 26/573 22.9.59.

II GV

2. C15 timber-framed building with plaster infilling, flint floor of north and south fronts close-studded. The other sides have been refaced with red brick and grey headers. Tile-hung gable with moulded bargeboards and attic window facing the churchyard. Casement windows with diamond-shaped panes. Horsham slab roof. Brick chimney breast at east end. Two storeys. Two windows.

Listing NGR: TQ2131022593

To the North West is *the Parish Church of St Peter* whose listing entry is:

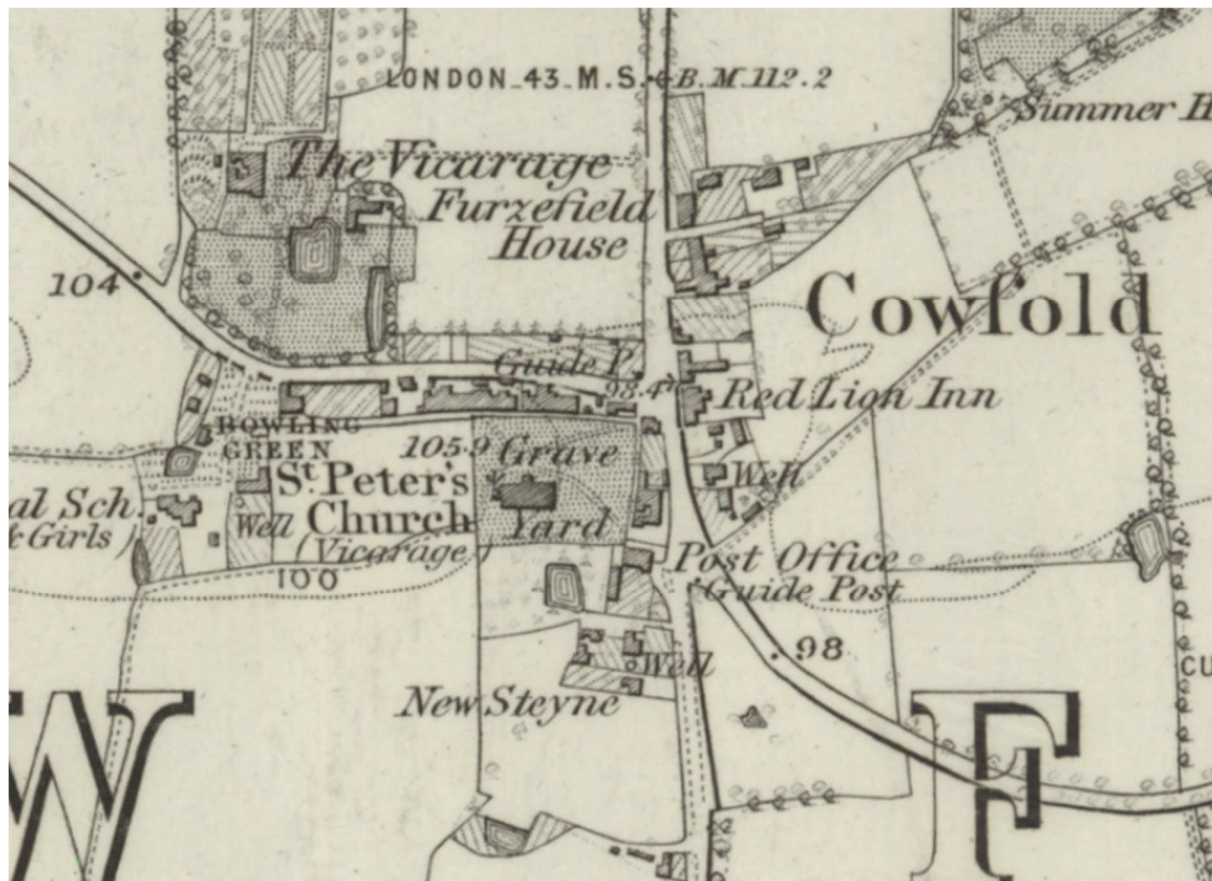
COWFOLD STATION ROAD 1. 5404 The Parish Church of St Peter TQ 2122 26/562 22.9.59.

I

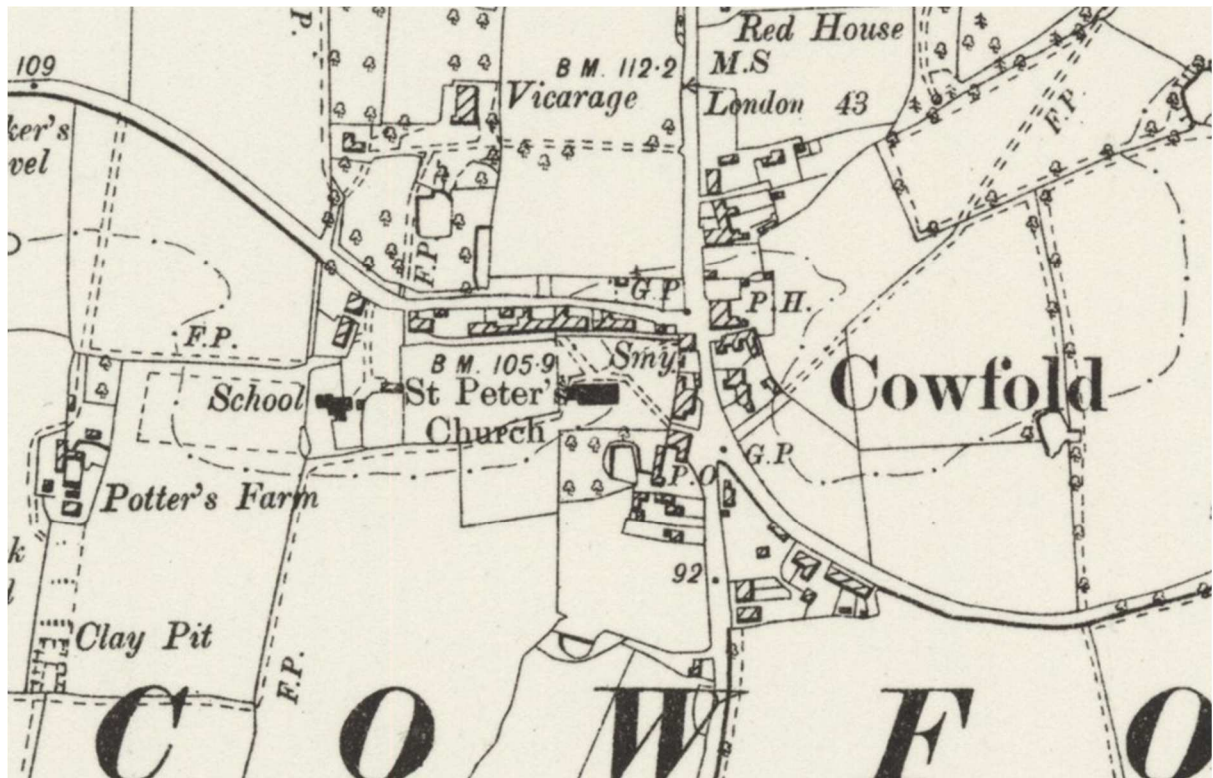
2. Chancel, south chapel, nave with south aisle, west tower and north and south porches. Chancel C13, nave and tower C15, south aisle early C16. Large brass to Thomas Nelond, Prior of Southover, Lewes, 1433. Good wholly medieval church.

Listing NGR: TQ2125522606

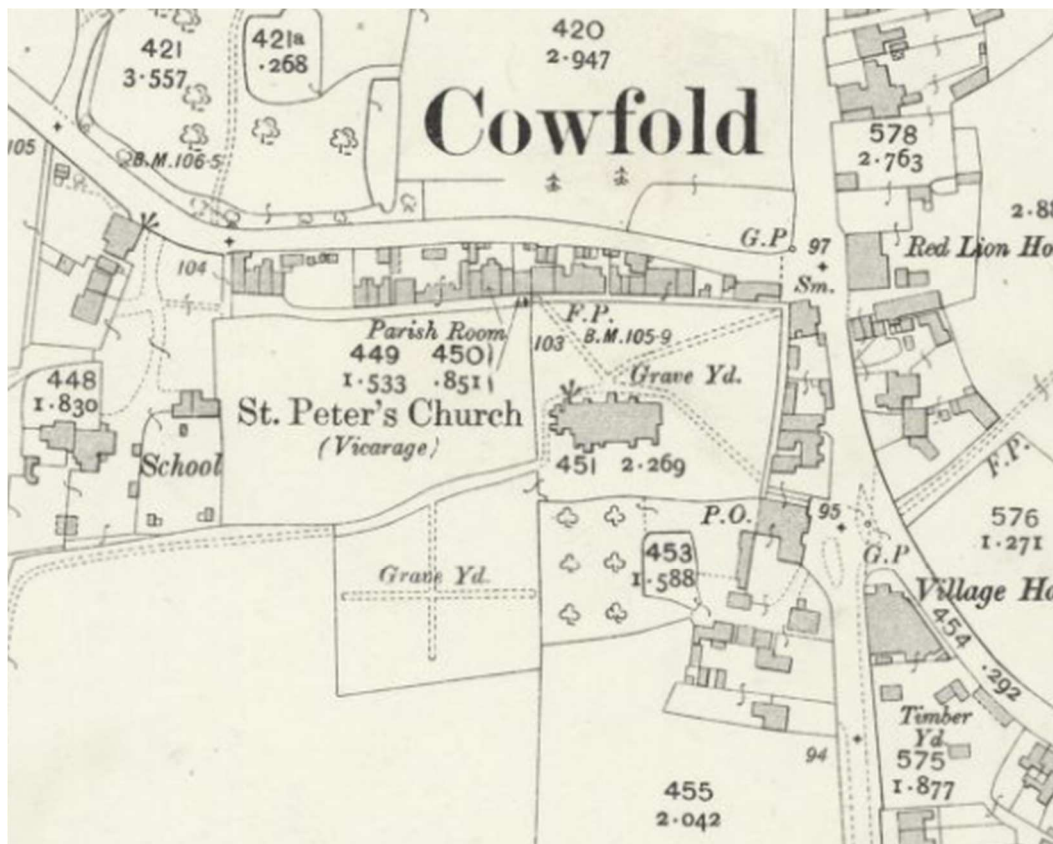
Historic Map research



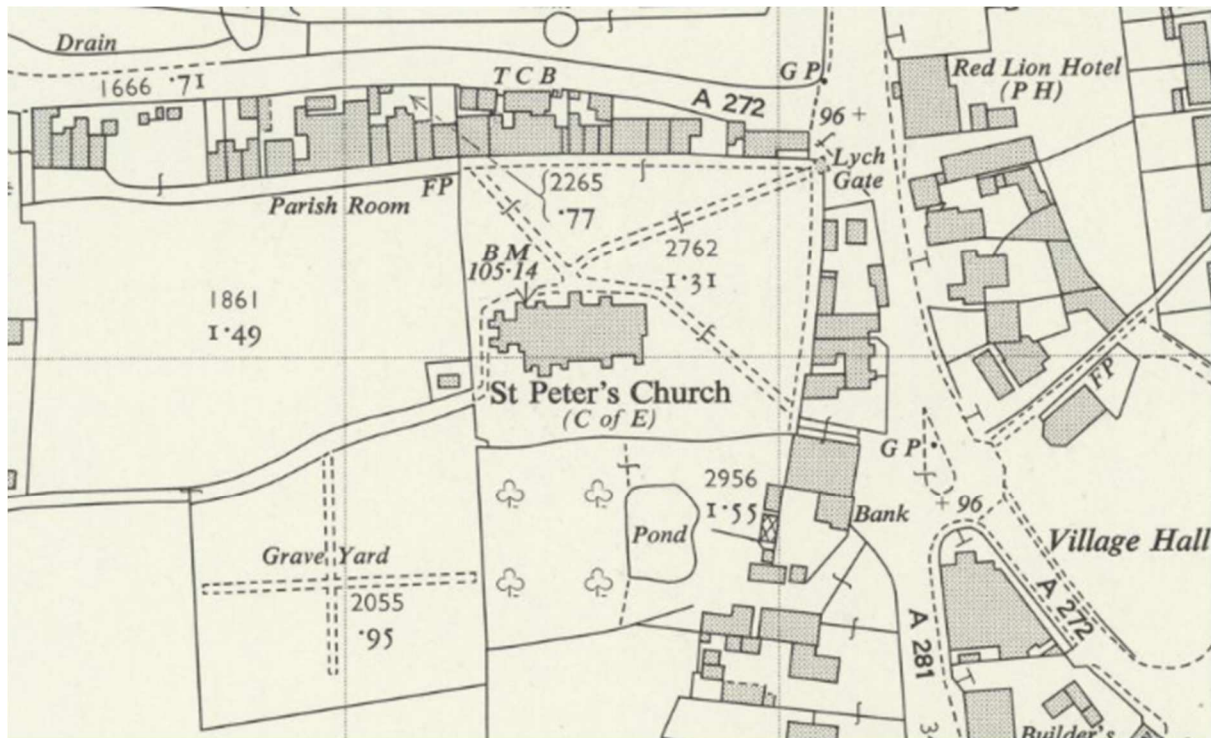
1874 OS Map Extract with Cowfold Stores shown as the Post office, St Peter's Cottage just to the North and St Peter's Church. Note the rear buildings to the south west of Cowfold Stores.



1896 OS Map Extract



1909 OS Map Extract



1956 OS Map

HERITAGE IMPACT ASSESSMENT

Introduction

This chapter of the assessment describes how the proposed development will affect the setting and significance of the heritage assets identified in the preceding chapter. It equates in part to Step 3 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with the Statement of Significance and with the tabular methodology at Appendix. The impact assessment is provisional, because of the pre-application nature of the proposal

Works within the curtilage of the listed building

A new one and a half storey dwelling is proposed in the South Western edge of the Garden of Cowfold Stores orientated to the north. The proposed dwelling is modest in scale and similar to the adjacent bungalow 4 Walnut Tree Close. The proposed dwelling is 11.9m long by 6.8m wide with a ridge height of 6.2m.

Summary of Impacts

In terms of setting the proposed new house has very limited impact on the setting of Cowfold Stores and the adjoining listed buildings. Images are attached:



Frontage – Cowfold Stores, Passage to St Peter’s Church, St Peter’s Cottage



From Churchyard looking at rear of Cowfold Stores and the roof of 4 Walnut Tree Close.



View from St Peter's Church showing Paddock Wood, and Cowfold Stores just visible through trees.



View of proposed site with 4 Walnut Tree Close in background and Paddock Wood to right

GPA3 Assessment

In assessing the effect of the proposed development on the setting and significance of the neighbouring listed buildings, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. No consideration is given in this analysis to St Peter's Cottage because there is no position where the proposed new dwelling effects the setting of this listed building.

The following analysis seeks to highlight the main relevant considerations, with regard to these specific proposals:

Relevant Considerations

Proximity of the development to the asset	The new house is 5m from Cowfold Stores at its closest point however built on the same building line as 4 Walnut Tree Close which is 7m from Cowfold Stores at its closest point. The new house is 36m from St Peter's Church at its closest point whereas Paddock Wood is 33m.
Proximity in relation to topography and water courses	The proposed building is at the same ground level as Cowfold Stores and marginally lower than St Peter's Church. There are no immediate watercourses of any consequence to consider

Position in relation to key views	Key views of Cowfold Stores are from the East. The proposed dwelling does not interfere with these views. Key views from the East of St Peter's Church are from the street through the passage between Cowfold Stores and St Peter's Cottage and the proposed new dwelling does not interfere with these views. From within the Churchyard there are further views of St Peter's Church and again the new dwelling does not interfere with these views.
Orientation of the development	The new house is orientated with principal elevations looking North.
Prominence, dominance and conspicuousness	The new houses is screened from St Peter's Church by existing hedging, mature trees and fencing. Any views from St Peter's churchyard would just show the pitched roof in no different manner or scale to the existing visible pitched roof of 4 Walnut Tree Close. From Cowfold Stores west facing window the new house will be visible but in terms of landscape character and setting this has no more negative effect than the existing Paddock Wood and 4 Walnut Tree Close.
Competition with or distraction from the asset	The proposed development will not compete with the listed buildings in scale, mass, extent or use
Dimensions, scale, massing, proportions	The proposed buildings are modest in dimensions, scale, massing and proportion
Visual permeability	The proposed buildings have no effect on the existing visual permeability of the listed building
Materials and design	Materials can be subject to discussion and later approval
Diurnal or seasonal change	No particular issues are anticipated in respect of diurnal or seasonal change
Change to built surroundings and spaces	The new dwelling will offer a well landscaped garden overlooked from the Listed Cowfold Stores.
Change to general character	The change to the general character of the surroundings of the listed building will be relatively small. The new house is of a scale, mass and design similar to the existing Paddock Wood and 4 Walnut Tree Close.