

HERITAGE STATEMENT

In Support of an Application for Listed Building Consent

Under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Applicant Property	The Coach House, Park Lane, West Grinstead, West Sussex, RH13 8LT
Listed Building	47 Park Lane / Lodge Cottage, Park Lane, West Grinstead
NHLE List Entry	1026839
Listing Grade	Grade II
Date First Listed	28 November 1980
National Grid Reference	TQ 17764 21370
Local Planning Authority	Horsham District Council
Proposed Works	Erection of a freestanding 2-bay oak frame garage (barn hip) within the curtilage of the listed building, with or without doors

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for the erection of a freestanding two-bay oak frame garage within the curtilage of the Grade II listed building known as 47 Park Lane / Lodge Cottage, Park Lane, West Grinstead, West Sussex, RH13 8LT (NHLE List Entry Number: 1026839).

The application property is The Coach House, Park Lane, West Grinstead, which is physically attached to No. 47 Park Lane and therefore falls within the curtilage of the listed building. As a curtilage structure, The Coach House derives its listed status by virtue of its association with the principal listed building under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed garage would be sited on the existing driveway/hardstanding area to the south-west of The Coach House, set well back from the principal listed building. The garage is designed and supplied by Trade Oak (Project No. 36173) and detailed construction drawings accompany this application.

This statement assesses the significance of the heritage asset and its setting, and evaluates the impact of the proposed development in accordance with the requirements of the 1990 Act, the National Planning Policy Framework (NPPF),

and Horsham District Council's local planning policies. The property is not located within a designated Conservation Area.

2. Legislative and Policy Framework

2.1 Primary Legislation

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 1(5) of the Act establishes that any object or structure within the curtilage of a listed building, which has formed part of the land since before 1 July 1948, is treated as part of the listed building. The Coach House, being physically attached to No. 47 Park Lane, is within the curtilage of the listed building. The proposed garage, as a new freestanding addition within this curtilage, requires listed building consent by virtue of its relationship to the principal heritage asset.

2.2 National Planning Policy Framework

Paragraph 205 of the NPPF states that great weight should be given to the conservation of heritage assets, irrespective of the level of harm. Paragraph 206 requires that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. Paragraph 208 provides that where a proposal would lead to less than substantial harm, this should be weighed against the public benefits of the proposal.

2.3 Local Policy

Horsham District Planning Framework Policy 34 (Cultural and Heritage Assets) requires development affecting heritage assets to be sensitively designed to respect their significance, character, and setting. Proposals are expected to use appropriate materials and demonstrate an understanding of the historic environment.

3. The Heritage Asset

3.1 The Listed Building: 47 Park Lane / Lodge Cottage

The principal listed building comprises two elements, as described in the official NHLE list entry (1026839). No. 47 is a seventeenth-century or earlier timber-framed cottage with plaster infilling and a ground floor rebuilt in red brick, with a tiled roof and casement windows. Lodge Cottage, which forms the second element of the listing, is an eighteenth-century building with a red brick ground

floor and tile-hung upper storey, also with a tiled roof and casement windows. The two elements together present two storeys and three windows to the whole.

The building was first listed on 28 November 1980 at Grade II, recognising its special architectural and historic interest as a vernacular dwelling of the Sussex Weald with origins in the seventeenth century or earlier.

As visible in the accompanying aerial photograph, the listed building occupies the north-eastern portion of the site, fronting Park Lane. Its characteristic clay tile roof, red brick elevations, and white casement windows are clearly legible and contribute to the rural character of the lane.

3.2 The Coach House

The Coach House is physically attached to No. 47 Park Lane, extending to the south-west, and lies within the curtilage of the listed building. It features black-stained softwood weatherboarding, consistent with the traditional cladding treatments of ancillary buildings in the Sussex Weald. The Coach House has its own driveway and hardstanding area to the south-west, which is the proposed location for the new garage.

3.3 Historical Significance

The property dates from the seventeenth century or earlier, placing it within the early modern period. West Grinstead has a long history as a rural agricultural parish in the Sussex Weald, with connections to the medieval West Grinstead Park Estate. The cottage is representative of the vernacular building traditions of the Low Weald during this period, and its survival contributes to an understanding of the agrarian landscape and settlement patterns of the area. The timber-framed construction with plaster infilling is a characteristic building method of the Sussex Weald.

3.4 Architectural Significance

The principal significance of the heritage asset lies in its timber-framed structure of seventeenth-century or earlier origin, its traditional plaster infilling (now with a rebuilt red brick ground floor), and its tiled roof — all characteristic of the Sussex Weald vernacular. The later Lodge Cottage element, with its tile-hung upper storey, demonstrates the continued evolution of the site in the eighteenth century. The casement windows and modest scale are typical of a rural cottage of this type and period.

3.5 Setting

The setting of the listed building comprises its immediate curtilage and the surrounding rural landscape of Park Lane, West Grinstead. As visible in the aerial photograph, the site consists of a linear grouping of buildings running along Park Lane, with gardens to the rear and the driveway area serving The Coach House at the south-western end. Mature trees and hedgerows surround

the site, reinforcing its enclosed, rural character. The character of the curtilage is that of a traditional rural grouping where ancillary buildings and outbuildings have historically been present as functional elements of the working landscape.

4. Proposed Works

The proposal is for the erection of a freestanding two-bay oak frame garage in the barn hip style within the curtilage of the listed building. The garage would be sited on the existing driveway/hardstanding area to the south-west of The Coach House, maintaining clear visual and physical separation from both The Coach House and the principal listed building at No. 47 Park Lane. Consent is sought for the garage to be constructed with or without doors to the front elevation, allowing flexibility in the final design.

4.1 Specifications

The proposed garage has been designed by Trade Oak (Project No. 36173, Drawing No. 36173, dated 23 January 2026) with the following specifications:

Form: Two-bay oak frame garage with barn hip roof.

Dimensions: 6,225mm wide × 5,000mm deep. Eaves height: 2,100mm. Ridge height: approximately 4,247mm. Roof pitch: 35°.

Structure: Traditional oak frame with 145mm oak posts, set on sandstone saddle stones. Softwood rafters and studwork.

Walls: Black-stained softwood weatherboarding to the left side, right side, and rear elevations, matching the existing cladding on The Coach House.

Roof: Clay tile roofing, consistent with the tiled roofs described in the listing for both No. 47 and Lodge Cottage, and with the traditional roofing materials prevalent across the site and the wider West Sussex vernacular.

Front elevation: Two open bays with the option of timber doors. Two small cast-iron windows, reclaimed from a building of similar age, are set into the front gable above the bays. The use of reclaimed cast-iron windows ensures the garage is in keeping with the character of The Coach House and No. 47 Park Lane.

The garage is modest in scale, with an eaves height of just 2,100mm and an overall ridge height of approximately 4,247mm. It is proportionate to and subordinate to the principal listed building and will not compete with or dominate the heritage asset.

4.2 Design Rationale

The material and design choices have been made with deliberate reference to the heritage asset and its context. The oak frame construction reflects the historic timber building traditions of the Sussex Weald and resonates with the

timber-framed origins of No. 47 itself. The black-stained softwood weatherboarding matches The Coach House, ensuring visual cohesion across the curtilage. The clay tile roof is consistent with the roofing materials already present on the listed building. The barn hip roof form is a traditional agricultural building typology appropriate to the rural setting. The use of sandstone staddle stones is a further traditional detail that reinforces the vernacular character of the structure. The two reclaimed cast-iron windows in the front gable have been sourced from a building of similar age, ensuring authenticity and visual harmony with the historic fenestration of No. 47 and The Coach House.

4.3 Siting

The garage would be positioned on the existing driveway/hardstanding area at the south-western end of The Coach House's grounds. As shown in the accompanying aerial and site photographs, this area is already used for vehicle parking and is the logical location for a garage structure. Critically, the proposed location is well separated from the principal listed building (No. 47 Park Lane), which occupies the north-eastern end of the building group. This deliberate siting ensures that the new structure does not physically impact the listed building or its attached curtilage structures, preserves the principal views and visual primacy of the listed building from Park Lane, and maintains the established spatial hierarchy of the site.

5. Assessment of Impact

5.1 Impact on Fabric

The proposed garage is entirely freestanding and will involve no physical connection to, or alteration of, the listed building (No. 47 Park Lane / Lodge Cottage), The Coach House, or any other curtilage structure. There will be no loss of, or damage to, historic fabric. The garage will be set on staddle stones, minimising ground disturbance.

5.2 Impact on Setting

The introduction of a traditionally constructed and clad oak frame outbuilding within the curtilage of a rural cottage grouping is consistent with the historic pattern of development around properties in the Sussex Weald. The use of materials that are directly sympathetic to those described in the official listing — timber construction and clay tile roofing — ensures the building assimilates into its context. The black-stained weatherboarding matches the existing Coach House, reinforcing visual coherence across the site. The set-back position at the south-western end of the curtilage maintains the visual hierarchy, with the listed building remaining the dominant structure when viewed from Park Lane.

The proposed garage would replace the current open parking arrangement visible in the site photographs. The introduction of a purpose-built, traditionally

designed structure in place of vehicles and associated paraphernalia on an open hardstanding would, it is submitted, represent a visual improvement to this part of the curtilage.

5.3 Level of Harm

It is considered that the proposed development would cause no harm to the significance of the heritage asset. The proposal preserves the special architectural and historic interest of the listed building, maintains its setting, and introduces a structure that is complementary in character, scale, and materials.

In the event that the Local Planning Authority considers there to be any degree of harm, it is submitted that such harm would fall at the lowest end of the 'less than substantial' scale under paragraph 208 of the NPPF, and would be clearly outweighed by the practical benefit of providing covered vehicle storage within the curtilage in a manner that is entirely sympathetic to the heritage asset.

6. Justification

The proposed garage serves a practical domestic need — the provision of covered vehicle storage — while being designed and sited with careful regard for the heritage significance of the listed building and its setting. The choice of traditional oak frame construction on sandstone staddle stones, black-stained weatherboarding to match The Coach House, and clay tile roofing to match the listed building demonstrates a commitment to preserving the character and visual integrity of the site.

The development is consistent with the historic pattern of ancillary outbuildings within the curtilage of rural properties in the Weald and does not introduce an alien or incongruous element into the setting. The barn hip form, traditional materials, and modest scale ensure the garage reads as a natural and appropriate addition to the building group. The proposal satisfies the requirements of Section 16(2) of the 1990 Act, the NPPF, and local planning policy.

7. Supporting Documents

The following documents are submitted in support of this application:

1. This Heritage Statement.
2. Trade Oak Construction Drawing — 2 Bay Garage, Barn Hip (Drawing No. 36173, Scale 1:100 at A3, dated 23 January 2026), showing plan view, front, rear, and side elevations with and without doors.
3. Aerial photograph of the site showing the relationship between the listed building, The Coach House, and the proposed garage location.

4. Site photograph showing the existing driveway/hardstanding area and proposed garage location.

8. Conclusion

This Heritage Statement demonstrates that the proposed two-bay oak frame garage (barn hip) has been carefully designed to preserve the significance and setting of the Grade II listed building at 47 Park Lane / Lodge Cottage, West Grinstead (NHLE: 1026839). The use of traditional oak frame construction, sandstone staddle stones, black-stained softwood weatherboarding, and clay tile roofing ensures that the proposal is wholly sympathetic to the heritage asset and its rural Wealden context.

The freestanding nature of the garage, its siting on the existing hardstanding at the south-western end of the curtilage, and its modest scale (6,225mm × 5,000mm, ridge height approximately 4,247mm) ensure no physical impact on the listed building and maintain its visual primacy within the curtilage. Consent is sought for the garage to be constructed with or without doors to the front elevation.

It is respectfully submitted that the proposed development satisfies the statutory tests for listed building consent and is in accordance with national and local planning policy. Listed building consent is therefore sought.

Prepared: February 2026