



Heritage Statement

**PROPOSAL:
ADDITION OF LEADED LIGHT
FRENCH WINDOWS TO
NORTH WEST ELEVATION
OF ANNEXE**

**SITE:
3 LING COMMON PLACE
(FORMERLY LING HEATH)
COMMON HILL
WEST CHILTINGTON
WEST SUSSEX RH20 2NR**

The Application Site

The application property is an original Wells Cottage located in a back land position on the east side of Common Hill. It is now one of four properties which form a small cul-de-sac development off Ling Common Place.

Of the four properties in the cul-de-sac, three are recent infill plots. Nos. 1 and 2 are located behind the application property, whilst no. 4 is located in the former front garden of the original house.

Below is an aerial photograph of the cul-de-sac with the application property marked.



Figure 1 – Aerial photograph showing position of application property

The site lies within the recently designated West Chilton Lanes Conservation Area. This Conservation Area is focussed around the original core of the village which comprised the 170 or so cottages constructed by Reginald Fairfax Wells in the inter-War period.

These cottages were originally constructed as weekend or leisure homes. The precise boundary of the Conservation Area is marked on the plan below.

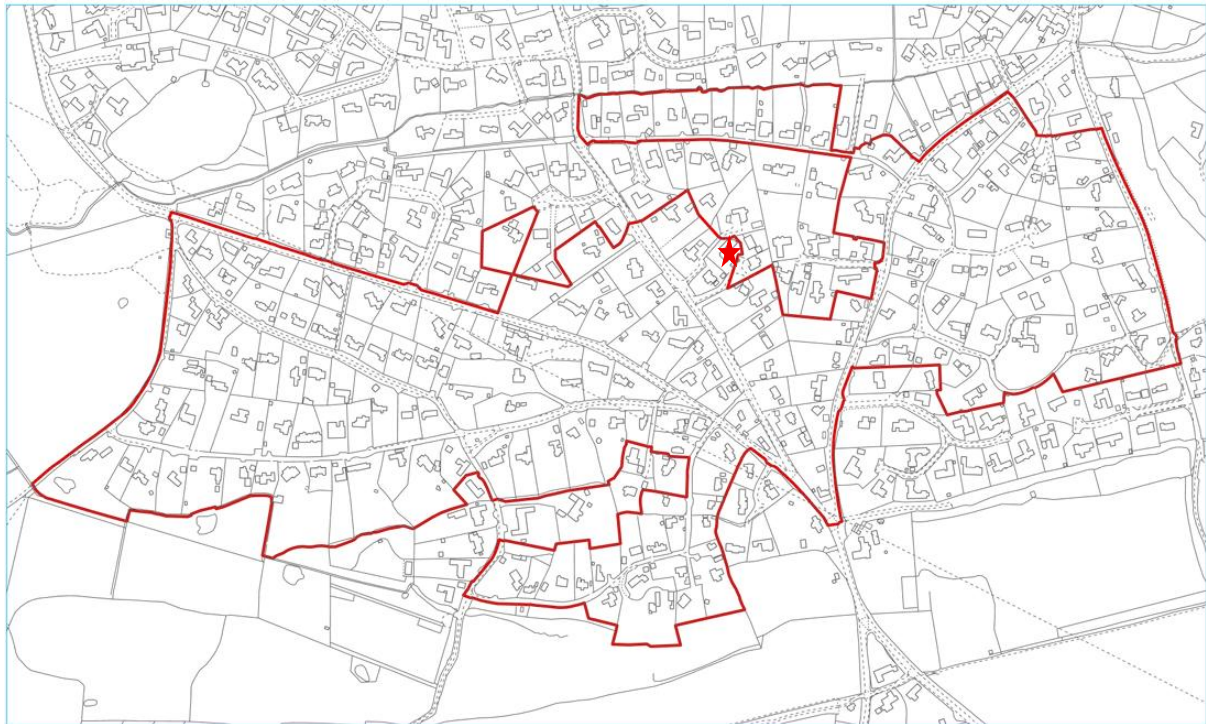


Figure 2 – Conservation Area boundary plan with application property marked

The application property lies just within the Conservation Area but the infill plots behind it (Nos.1 & 2 Ling Place) are excluded.

West Chilton Common was established in the inter-War period by the designer and artist Reginald Fairfax Wells. The dwellings he designed form the core of the recently established Conservation Area. His designs were strongly influenced by the Arts & Crafts movement with the cottages being designed in the traditional vernacular.

There are a small number of different house types, but they all express the same design ethos. Materials may vary with the majority being painted brick and thatch. Common detailing on the properties, include eyebrow dormer windows, porches, chimneys, brick dentil and soldier courses, brick cills and cottage-scale windows, often with leaded lights.

Below is a plan indicating the location of these Wells Cottages. Their position correlates strongly with the Conservation Area boundary.

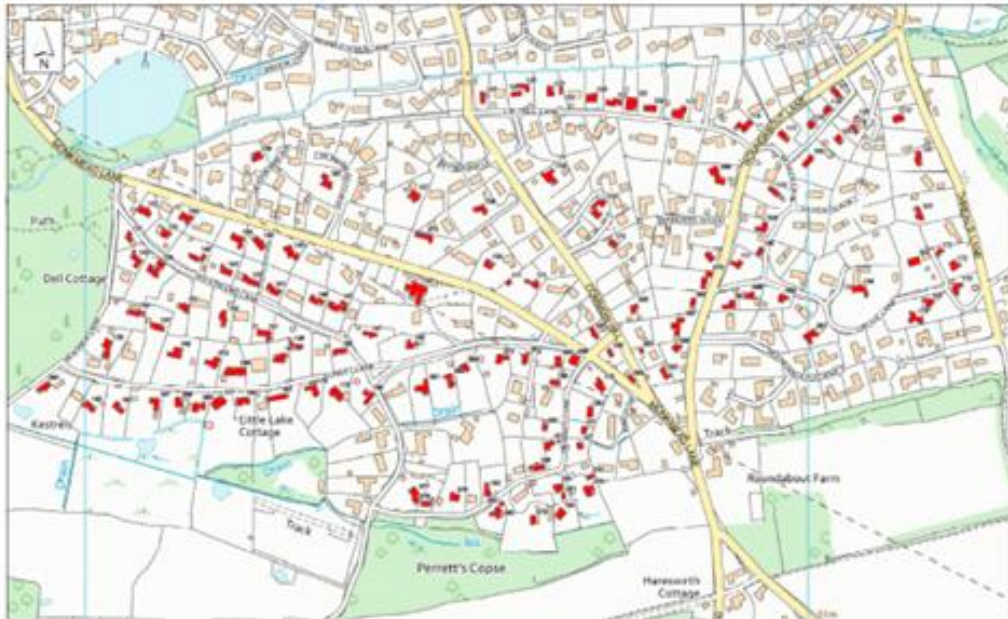


Figure 3 – Position of Wells Cottages marked in red

No.3 Ling Common Place (formerly Ling Heath) is a good example of a Wells Cottage and a slightly rarer example in that it is constructed in sandstone with redbrick quoins, window surrounds and string coursing. Below is a photograph of the front elevation of the property.



Figure 4 – Front elevation photograph of the application property

It should be noted that the house now has a clay plain tile roof with bonnet hips. This is likely a replacement for the original thatched roof.

More recently, an L-shaped, single storey rear extension has been constructed on the property. This contains a small annexe and double garage. It has a slender connection with the northwest side corner of the property.

Whilst large, the extension has not overwhelmed or affected the overall scale and form of the original cottage. It has been well executed with the use of matching materials. This is demonstrated on the photographs below.



Figure 5 – Photographs of rear extension

The character of the Conservation Area is derived from the combination of the built and natural environments where vernacular Wells Cottages set within spacious, well landscaped and verdant plots predominate.

The Cottages tend to get subsumed into the natural landscape and an air of semi-rural informality pervades. This is helped in part by many of the lanes being narrow, un-engineered and lacking in footways. Front gardens and boundaries are often dominated by soft landscaping. An idyllic, Arcadian feel prevails within the Conservation Area.

The Wells Cottages are not listed buildings but are nonetheless identified as non-designated Heritage Assets within Horsham District Council's West Chiltington Lanes Conservation Area Appraisal and Management Plan April 2024.

Relevant Planning History

Application ref. DC/16/1679 granted planning consent for the erection of two detached dwellings on land to the rear of the application property. These are 1 and 2 Ling Common Place. As part of this approval, the existing single storey extension on the rear of the application property is identified for demolition.

Application ref. DC/17/0093 granted planning consent for the detached dwelling in front of the application property. This is number 4 Ling Place Common.

Application ref. DC/19/0436 granted consent for a revision to the approved plans relating to DC/16/1679 to allow for the retention of the existing single storey rear extension on the application property. The consent was made subject to a condition (Condition No.8) removing Permitted Development Rights to alter or extend the application property. This is reproduced in full below.

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A, B, C and E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilages of nos. 1, 2 or 3 Ling Common Place, Ling Heath, West Chiltington, RH20 2GW so as to enlarge improve or otherwise alter the appearance or setting of the dwellings unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual and neighbouring amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Application Proposal

Consent is here sought for a set of French windows within the rear (northwest elevation) of the single storey rear extension. The doors would give access to the annexe lounge and would lead out onto a lawned side garden area.

Redbrick quoins would dress the edges of the French windows. These would be white uPVC with leaded lights. Such materials would match the existing materials on the single storey rear extension.

Below is a drawing showing the position of the proposed French windows. Also below is a photograph of the same elevation of the extension.

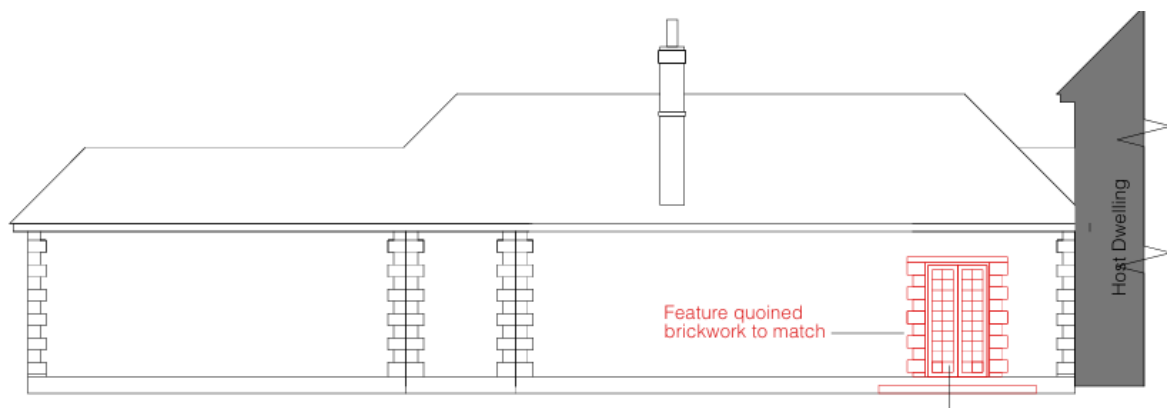


Figure 6 – Drawing of proposed northwest elevation of single storey extension



Figure 7 – Photograph showing the same elevation

Relevant Development Plan Policy

As the site lies within the West Chiltington Lanes Conservation Area, Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. Special regard has to be had to preserving or enhancing the character or appearance of the area.

Paragraph 212 of the NPPF 2024 states:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.’

Horsham District Planning Framework 2015

Relevant **Policy 34 - ‘Cultural & Heritage Assets’**, the text of which is reproduced in full below.

Policy 34

Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

West Chiltington Neighbourhood Plan 2026

Relevant policies:

Policy H3 – Quality of Design

Policy EH5 – Conserve and Enhance the Heritage Environment

The text to these policies is reproduced below.

Policy H3 Quality of Design

1. Proposals for new housing, extending or altering existing dwellings should be of a high quality, be energy efficient and designed to reflect the local character and reinforce, where appropriate, local distinctiveness. Proposals for major development should demonstrate through their Design and Access Statement how they have regard to the core principles set out in this Plan and the Village Design Guide 2021 (see Appendix 2) as well as how they will enhance/improve local character.

2. In addition to the specific requirements detailed in the Village Design Guide, the following items should be considered early in the design process and integrated into the overall scheme:

- a) Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores should be placed in a position that meets the County Council's Highways standards.
- b) Satellite dishes should be positioned carefully and as inconspicuously as possible.
- c) Telephone and power lines should be placed underground.
- d) Photo-Voltaic panels, and other devices using solar energy for domestic purposes should be designed and positioned to respond positively to the character of the immediate area.
- e) Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building.
- f) Boundary treatments should be planted and close boarded fencing avoided.

Policy EH5 Conserve and Enhance the Heritage Environment

1. The Plan identifies the following non-designated heritage assets:

- a) The Telephone Boxes at The Hollow and Haglands Lane
- b) The Bus Shelter at Common Hill
- c) The Reading Room, Church Street
- d) The Wells' Cottages - see Appendix 4
- e) The Heritage Finger Posts - see Appendix 3

2. Development proposals should respect and where practicable enhance the local distinctiveness and character of the area, landscape, and the significance of heritage assets. Development proposals should demonstrate that they would conserve and where practicable enhance the natural beauty and wildlife and cultural heritage of the area and protect the setting of designated and non-designated heritage assets. Proposals that have the potential to directly or indirectly affect a designated or non-designated asset and/or its setting should be accompanied by a proportionate heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.

3. Development should be in keeping with existing designed or natural landscapes and maintain the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area

Evaluation

This is a de minimis proposal for a single piece of additional fenestration. In normal circumstances, these French windows would be permitted development but Condition 8 on planning permission ref. DC/19/0436 has removed rights to alter or extend the original cottage.

The proposed French windows are to be installed within the later single storey extension located on the rear of the property. They would therefore not affect the original fabric of the Wells Cottage. As such, this minor change would not have any material impact on the character or appearance of this non-designated Heritage Asset.

The uPVC form of the proposed casement would match the materials on the existing extension. Similarly, the use of leaded lights would mirror the form of existing fenestration on the later extension. A similar set of French windows are already installed on the front elevation of the extension.

No harmful impact on the character of the West Chilton Lanes Conservation Area would occur. The affected elevation is not on a public face of the building. This minor alteration would therefore not be visible other than from within the site itself.

Residential amenities of neighbouring properties would be respected.

No change in the character and appearance of the Wells Cottage would arise from this very minor alteration.

As such, policies in the Development Plan seeking to protect the character and appearance of recognised Heritage Assets would be adhered to.