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Heritage Report

Cherry Tree Cottage, Pickhurst Lane, Pulborough, RH20 1DA

Report prepared by Chilcroft Heritage Planning
July 2026



Corporate members of:
The Society for the Protection of Ancient Buildings
Historic Houses Association
The Georgian Group



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1) INTRODUCTION

- 1.1) I am Haig Dalton, founder of Chilcroft Heritage Planning, an established independent heritage consultancy since 2006. Formerly, I was a local planning authority officer within development control departments in the South of England. I have worked on a wide range of projects throughout the United Kingdom, predominantly (but not exclusively) for private sector clients.
- 1.2) I hold a masters degree in Historic Building Conservation (MSc); a postgraduate qualification in Architectural History from the University of Oxford (Oxon); I am an Affiliate member of the Royal Institute of British Architects (RIBA) and of the Institute of Historic Building Conservation (IHBC).
- 1.3) Over the last 22 years I have specialised in the historic environment, both in terms of understanding and analysing physical fabric, and in terms of policy application, specifically by assessing impacts, providing advice and supporting development proposals. My experience includes a diverse range of cases relating to the assessment of physical changes to, and development affecting all manner of heritage assets, and their settings.
- 1.4) I have undertaken numerous impact assessments where I have considered the impacts of new development on the historic environment (dealing with physical impacts, setting, townscape, views and inter-visibility), including dealing with the effects of development on heritage assets in rural contexts.
- 1.5) I have provided expert evidence at appeals, including public inquiries, on behalf of both appellants and local planning authorities.
- 1.6) I understand my role in producing this heritage report; to give independent and objective evidence on matters within my expertise, based on my own independent opinion and uninfluenced by the instructing party. I confirm that I have stated the facts and matters on which my opinion is based, and that I have not omitted to mention facts or matters that could detract from my conclusions.

- 1.7) I believe that the facts stated within this Heritage Report are true and that the opinions expressed are correct. I have drawn attention to any matters where I consider I lack sufficient information to reach anything other than a provisional conclusion. I have adhered to the standards and duties of the professional bodies I am a member of, and will continue to adhere to those standards.
- 1.8) I was first approached in March 2026, when I was asked to provide a heritage report in relation to the proposed development on behalf the applicant. My quote was based on several stages/elements, the first of which was an initial case review, including a site visit during April 2026. I confirm that I am able to act as the applicant's heritage expert following this initial work and a site visit.
- 1.9) As an independent professional, I have formed my own opinions and have come to my own conclusions about the effects of the proposed development.
- 1.10) I have included in my appeal statement photos taken on my original site visit. The photos were taken with a compact digital camera and they have not been digitally altered, aside from cropping superfluous areas of sky and/or foreground. This visual assessment is intended to be informative, but it is not intended to be exhaustive.
- 1.11) This statement will describe the significance of any heritage assets affected, including any contribution made by the setting, as required by Para.207 of the *National Planning Policy Framework* (2024). It will assess the significance of the heritage assets by way of Historic England guidance *The Setting of Heritage Assets* (2017) in accordance with their preferred five-step procedure, identify, assess and explore the significance of their setting and consider the applicant's scheme in relation to them.

2) LEGISLATION AND POLICY

- 2.1) Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings.
- 2.2) Section 72 of the Act places similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas, however this does not extend to the setting of conservation areas.
- 2.3) The **National Planning Policy Framework (NPPF)** constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
- 2.4) Paragraph 203 of the NPPF deals with conserving and enhancing the historic environment with emphasis on "significance", defined in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

- 2.5) Annex 2 of the NPPF defines the setting of a heritage asset as:

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."

- 2.6) Paragraph 207 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.
- 2.7) Paragraph 208 of the NPPF notes that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 2.8) Paragraph 212 states with regard to heritage assets. that great weight should be given to their conservation (and the more important the asset, the greater the weight should be) irrespective of whether any potential harm amounts to substantial or less than substantial harm.
- 2.9) Conservation (for heritage policy) is defined in Annex 2 of the NPPF as:
- “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*
- 2.10) The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

- 2.11) Paragraphs 214 to 215 describe two levels of potential harm that can be caused to the significance of designated heritage assets, namely substantial harm and less than substantial harm. These effects are to be weighed in the planning balance according to the guidance set out within the paragraphs, bearing in mind the statutory provisions above. Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.
- 2.12) Paragraph 215 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.
- 2.13) Harm is defined by Historic England as a change which erodes the significance of a heritage asset.
- 2.14) Paragraph 219 of the NPPF notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.15) **The National Planning Practice Guidance** provides advice on enhancing and conserving the historic environment in accordance with the NPPF. The PPG currently relates to the 2019 version of the NPPF but will be updated in due course to reflect NPPF 2023.
- 2.16) In regards to the setting of heritage assets the PPG notes:

“The setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage.”

2.17) The guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.18) In relation to harm the guidance states:

“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”

2.19) Paragraph 020 of the document notes that public benefits can be heritage based and can include:

- Sustaining or enhancing the significance and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset for the long term.

2.20) The **Historic Environment Good Practice Advice in Planning** Note 3: The Setting of Heritage Assets (Historic England, 2017) is a document published by Historic England as a second edition in December 2017, replacing the earlier 2015 setting guidance. The document provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting to curtilage, character and context.

2.21) The guidance document notes, in paragraph 18, that the protection of the setting of heritage assets need not prevent change. The document recognises that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary. Not all settings have the same capacity to accommodate change without causing harm to the significance of the asset.

2.22) As per earlier Historic England guidance, the document advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm; and

Step 5: make and document the decision and monitor outcomes.

2.23) Guidance under Step 2 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken in to consideration.

2.24) Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage

assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.

- 2.25) Paragraph 39 notes that options for reducing the harm arising from development may include the relocation of elements of a development or changes to its design. It notes that good design may reduce or remove the harm.
- 2.26) **Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990** requires great weight to be given to preserving the setting of a heritage asset. In *Jones v Mordue [2015] EWCA Civ 1243* the court confirmed that if the decision-maker has worked through the relevant heritage paragraphs in the NPPF, they will have complied with the s66 duty.
- 2.27) In *Barnwell Manor [2014] EWCA Civ 137* the court confirmed that great weight should be attached to the desirability of preserving the setting of a heritage asset.

3) ASSESSMENT OF SIGNIFICANCE

- 3.1) The proposed development is situated in a rural environment to the north-east of Cherry Tree Cottage, which can be accessed via an separate entrance to the eastern boundary adjoining Black Gate Lane that provides vehicular access. To the south of the curtilage of Cherry Tree Cottage sits Pickhurst Lane.
- 3.2) The proposed site is largely self-contained within existing hedgerows, trees and timber fencing that provides natural screening on all sides. The proposed site contains a number of self-seeding trees that have been planted in recent years, together with a stone cairn, which is not a historic feature (**see Fig 7**). A well established hedge sits between the proposed site and the listed building, which would become the line of the new curtilage (**see Fig 6**), creating a clear division between the two. The proposed site sits to the northern side of the driveway from where there are glimpses of the proposed site (**see Fig 5**). Despite this obvious proximity, the proposed site is not discernibly seen as being associated with the listed building and largely reads as separate.
- 3.3) To the south-west, north and east, there are a number of detached dwellings that make up the setting. The oldest building within the setting is that of Cherry Tree Cottage, which dates from the 17th Century if not earlier. Shortly after this, Whitehall Cottage was added in the 17th Century and together they are Grade II listed buildings. The latter was subsequently extended with a modern east wing. Given its position sat behind Cherry Tree Cottage, views through to the proposed site are obscured with little or no awareness between the two.
- 3.4) Cherry Tree Cottage is a Grade II listed building (**List No. 1027352**) and was formerly a smallholding tenanted property. The original building dates from the 17th Century or earlier and is constructed from a timber frame set on a stone base, with wattle and daub infill. The dwelling is set over two storeys with the principal elevation facing east, overlooking its main curtilage areas. The building uses timber casement windows with glazing bars and has an external chimney stack to the south side, with a gable end roof and tiles. The dwelling was extensively extended in the late 20th Century with a side and rear extension to the south and west sides. The principal elevation remains the most original and unaltered and it is from here that it is best appreciated (**see Fig 3**).

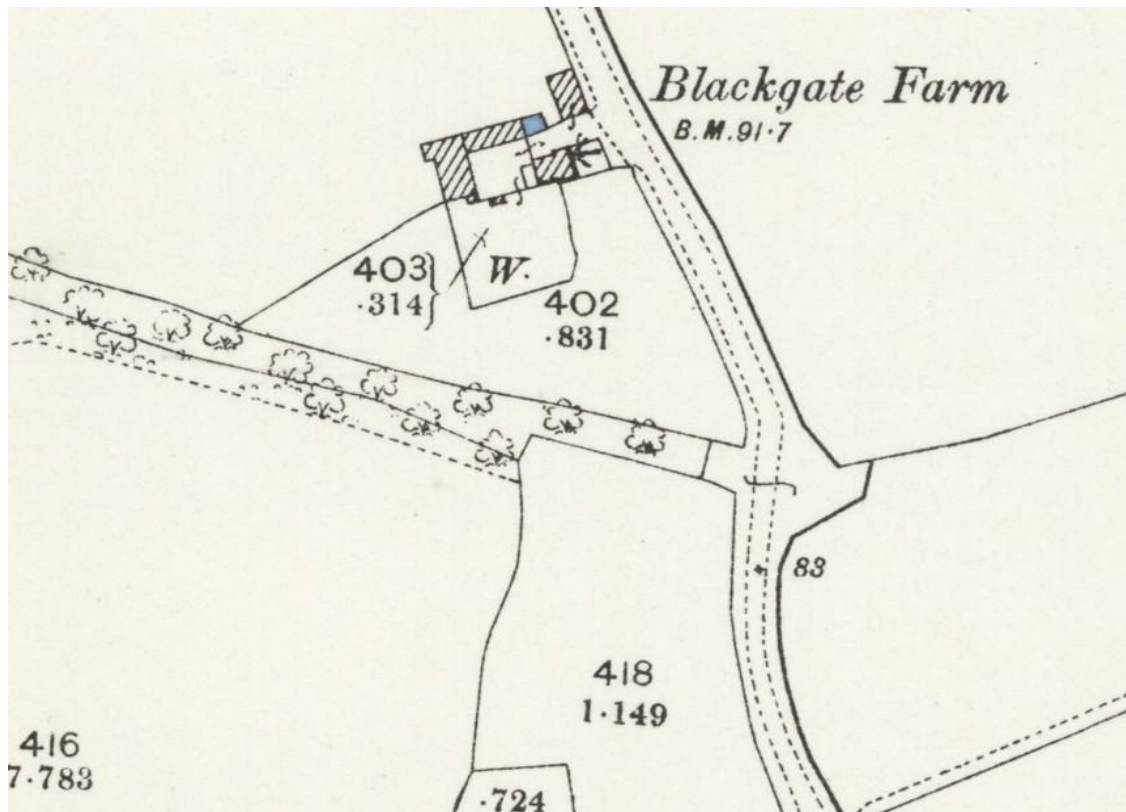


Fig 1: 1897 – The proposed site sits on the very edge of the historic mapping and is identified as 418, being an open pasture of land. Blackgate Farm sits to the north and is now known as Black Gate Cottage.

© Ordnance Survey 1897

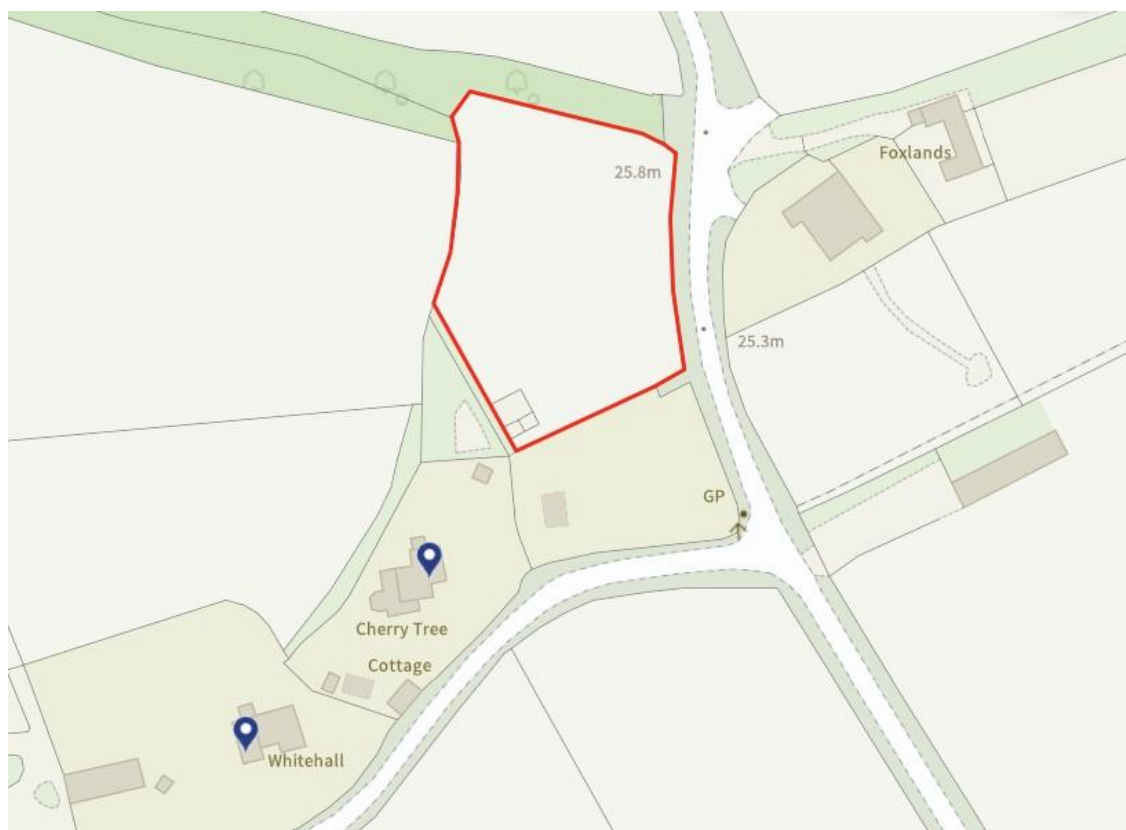


Fig 2: The proposed site sits outside of the curtilage of Cherry Tree Cottage and historically was never owned by this listed building. The appreciation of the listed buildings would remain unchanged.

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- 3.5) The dwelling is accessed via a driveway to the eastern side of its curtilage, from Black Gate Lane. Historically, the smallholding was situated alone in the landscape, without the additional dwellings that we see today. Additional dwellings that have gradually been added to the landscape around it, including the historic Whitehall added shortly after it and Black Gate Cottage in the 19th Century, have all furthered the gentle evolution of its setting.
- 3.6) Unlike a historic farmstead, the layout of the setting of the former smallholding does not allow for long ranging views over the landscape and wider setting and remains largely insular in nature, as it was historically intended to. Where historically a farmhouse was designed to be at the centre of things and provide a commanding view over its surrounding land and farmstead, the same cannot be said of a smallholding tenant property, which did not have the same need for this. The former tenant property revolved around functionality, without social trappings or a greater need to work the land. Historically, the proposed site was owned by Blackgate Farm (**see Fig 1**), now known as Black Gate Cottages. Thus Cherry Tree Cottage does not depend upon the land for its significance, in the same way that could be said of a historic farmhouse. The addition of dwellings within the setting in the 20th Century have evolved the setting of the listed building but not altogether harmed it. Historically, the listed building would have been as insular in the landscape as it appears today and despite the subsequent changes, this can still said to be the case.
- 3.7) The significance of Cherry Tree Cottage is not substantively derived from archaeological or artistic interest, although it does have a degree of aesthetic value. Whilst there is some potential for archaeological interest in the form of evidence of the building's adaptation and use, this is unlikely to be of inherent special interest, or of considerable heritage significance.
- 3.8) The significance of Cherry Tree Cottage stems primarily from its historic fabric and age. The building is not of historic interest because it was a historically part of a smallholding, but instead because of its age and its intactness and its role as a link between the past and the present. Nevertheless, given its proximity to this land, it was associated with the proposed site. By extension this association with the land beyond the curtilage can therefore be said to contribute to the way in which it is understood.

- 3.9) The dwelling was not internally inspected as part of this report but original or residual historic fabric and features such as chimneypieces, plasterwork, joinery, etc., as well as the plan form, will all contribute to its significance. Overall, the building, which is Grade II listed, has both historic and architectural interest, which encompasses its age, its intactness and fabric, and includes its architectural design, including internal features.
- 3.10) The setting of Cherry Tree Cottage can essentially be divided into the following three distinct ‘character areas’:
- i. Cherry Tree Cottage and the context of the dwelling, as experienced from the highway of Pickhurst Lane and Black Gate Lane.
 - ii. The well-defined curtilage, which contains a driveway to the east side and the formal gardens that comprise the principal elevation of the dwelling; the curtilage garage to the east side and a well-defined lawned area to the eastern side of the dwelling, bounded by established shrubbery and trees.
 - iii. The land to the north and east, including the proposed site, which represents the wider rural context beyond the developed area that immediately surrounds the listed building.
- 3.11) **Pickhurst Lane and Black Gate Lane:** This is the area from where the historic dwelling would have been publicly viewed from and the context of this remains exactly unchanged. Where once the building would have been seen as one of the only dwellings here, it is now joined by a wider ribbon of development clustered around the edge of the highways. The proposed development site is to the north-east and has been no more visible from this aspect in previous centuries, than it is today.

- 3.12) **The well-defined curtilage:** The former tenant property is now a domestic dwelling in its own right, as opposed to the smallholding that it once worked. With large open expanses of lawn, a curtilage outbuilding and driveway entrance to the east side, the grounds to the listed building remain extensive. The listed building has a generous and well-defined curtilage that is quite separate from the land to the north and east sides, with a clear demarcation in the landscape between the established formal setting of the dwelling and the informal grassland setting beyond. The dwelling today is clearly not part of a smallholding or with anything associated with a commercial entity. Cherry Tree Cottage and its setting is now solely for residential use without any broader use. This context was well established when it was listed in 1980.
- 3.13) It is from within its curtilage that the principal elevation to the east is best appreciated, depicting the frontage of the building and historic entrance (**see Fig 3**). The curtilage/garden is divided into two distinct areas with a formal grass lawn to the eastern side of the listed building (**see Fig 4**) and the northernmost part is partly enclosed by a smattering of small outbuilding structures, hemmed in by established trees and hedging (**see Fig 6**). The vegetation provides a partial barrier with glimpses to the land beyond; from where filtered views may be experienced (**see Fig 5 and 7**). The curtilage area remains the most original and historic part of the setting of the listed building, that is of the greatest significance to it, in terms of its setting.
- 3.14) **The land to the north and east, including the proposed development site:** This is the rural hinterland to Cherry Tree Cottage. Historically this land was never part of the smallholding at the time of the 1897 map (**see Fig 1**), this parcel of land was owned by Blackgate Farm to the north. There is therefore, a degree of associative interest, although in reality such associations are more abstract and academic than something that can be experienced when standing on the ground. Due to proximity, this land can however be experienced as part of the setting of Cherry Tree Cottage, albeit it is plain to see that the dwelling does not rely on the land for its significance. Conversely the land beyond, insofar as it can be experienced in a peripheral way, is understood to be part of the historic rural hinterland/context to the dwelling/former tenant property.

- 3.15) There are no important views of the proposed site from the rear garden of Cherry Tree Cottage and the orientation of the dwelling leaves the main focus of the curtilage to be centred to the eastern side, overlooking the existing driveway. Indeed, given the polite formality of the house, it would historically have been kept quite separate from the less salubrious smallholding activities.
- 3.16) It is possible to get a glimpsed view of the roof of Cherry Tree Cottage when standing within the proposed site, albeit this view is limited. Rather than being experienced directly, it is seen through a filtered medium due to the well-established bank of trees and vegetation that sit between the two (**see Fig 7**). When stood in front of the historic principal elevation of Cherry Tree Cottage to the east, the view towards the proposed site does not display any awareness of it (**see Fig 4**). This is equally the case when looking from the driveway aspect further to the east, from where glimpses through the boundary are possible, albeit very minor (**see Fig 5**).
- 3.17) Overall, the proposed development site plays a peripheral, albeit positive, role in the setting of Cherry Tree Cottage as part of the historic rural hinterland/context to the former tenant property, with a degree of associative interest. It is peripheral in the sense that it is beyond the curtilage, with a lower sense of association. In terms of how it contributes to the significance of the listed building, it plays a very limited role. It is not a critical or demonstrably important component of the setting of the heritage asset.
- 3.18) Despite its proximity to the former smallholding and once being part of Blackgate Farm, the proposed site does not show any evidence of having been previously built upon and was historically used as pasture. The proposed site was later changed ownership and as passed to Cherry Tree Cottage in the late 20th Century, at the same time that the landscape in and around the listed building was beginning to change and new dwellings were being established. Any proposed development should therefore be mindful of the context of this land and the role it plays in the setting of the listed building.



Fig 3: The principal elevation of Cherry Tree Cottage faces east overlooking its main curtilage and drive. It is Grade II listed building and is best appreciated from this aspect, which remains the most original.

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Fig 4: The view forward of the principal elevation of the listed building, looking towards the proposed site beyond the summer house. From here, there would be no adverse awareness of the proposed dwelling.

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Fig 5: Looking north-east, the proposed development site is nestled in an established area of vegetation with limited access to long ranging views across the wider setting, including from Cherry Tree Cottage.

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Fig 6: Cherry Tree Cottage sits side on to the proposed site and is well set back from it. A large expanse of curtilage will be left between the two and benefits from established trees and hedging along its boundary.

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Fig 7: From the proposed site, views back towards the listed building of Cherry Tree Cottage to the south-west appear filtered with glimpses between the established vegetation. The proposed design is of a modest scale, form and bulk and on balance, would not have an adverse awareness on its setting.

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Fig 8: The proposed dwelling would be located furthest from the listed buildings to the far north of the site. It benefits from established trees and hedging and feels quite self-contained.

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4) IMPACT ASSESSMENT

- 4.1) The proposed development site is situated to the north-east side of the listed building, beyond the northern boundary of its curtilage. The proposed site is within the greater setting of the heritage asset and was historically owned by what is now Black Gate Cottage, in previous centuries. The additional dwelling of Foxlands to the east is well established and predates Cherry Tree Cottage as a listed building in 1980. Any changes to its setting were therefore well established at the time that its significance as a heritage asset was officially recognised.
- 4.2) There is a degree of visual permeability between the curtilage of Cherry Tree Cottage from Pickhurst Lane and Black Gate Lane, albeit a limited awareness exists of the proposed site itself which sits further north. Although a degree of awareness is subject to change over time, I consider it relevant that historically there would not have been a considerable sense of continuity between the curtilage (garden areas) of the house and the proposed site, with both areas of land serving very distinctly different purposes. Historically there has been clear spatial distinction between Cherry Tree Cottage and the proposed site. This was an intended separation as the proposed site fell under different ownership.
- 4.3) Before coming to any wider conclusions, it should be noted that the significance of Cherry Tree Cottage and its historic interest linked to its age, its presence in the settlement, architectural form and historic fabric, and its place within the context of the former smallholding – will not be at all affected. These components of the significance of the building, and the areas from where they can be best appreciated, will be preserved.
- 4.4) In terms of how the historic association of the listed building and the former pastureland is best experienced, there is a low degree of awareness of it. Rather than being directly experienced, at best it can only be inferred by virtue of proximity, when standing around the perimeter of the curtilage. Any harm to the setting of the listed building can only relate to the extent to which the experience of the significance of the listed building is altered.

- 4.5) The NPPF defines setting as the surroundings in which the heritage asset is experienced. There is presently a good spatial separation between the proposed site and the listed building with well-established trees and vegetation that sits between the two. If it was felt necessary, there is scope for additional boundary planting between the proposed site and listed building. Such planting, which can be secured by a condition and made subject to detailed proposals at reserved matters stage, would further obscure the proposed site and preserve the experience of the listed building. The boundary treatment between the curtilage of Cherry Tree Cottage and the proposed site could also incorporate noise attenuation as an additional measure, if considered necessary.
- 4.6) Any residual impact on the setting of Cherry Tree Cottage would be minor in nature and be largely attributed to an awareness of the proposed development, rather than to any direct visibility of it, and any awareness is tenuous. When judged against the whole of the significance of the dwellinghouse, of which its setting is one component (and of which the proposed site is one aspect), the impact would be slight. The vast majority of the significance of Cherry Tree Cottage would remain entirely unaffected. The way in which it is experienced would remain largely unaffected. Where there is an effect, this is readily understood in the context of the evolution of the heritage asset, where it can be expected that the setting of a heritage asset will change over time; change in itself is not necessarily harm – it is only harmful to the extent that significance is eroded.
- 4.7) The incorporation of former farmland for residential development more generally, is not a new phenomenon and indeed has already been done in the case of Foxlands which sits to the east of the proposed site, in addition to others along Black Gate Lane to the south. This addition to the setting is not inherently harmful, but a symptom of the way in which places evolve and expand to meet modern day uses. That is implicit in the way in which Cherry Tree Cottage is already understood, with additional dwellings now scattered around its wider setting.

- 4.8) The setting of the listed building has changed beyond its historic 17th Century origins, with the residential dwelling of Foxlands as well as the ribbon of development to the south-east having added to the established landscape that we see today. The creation of these additional dwellings through a new construction, has already altered the setting of the listed building beyond that of its historic 17th Century origins. This in itself is not surprising and change within the historic environment is to be expected.
- 4.9) The proposed development site is set to the north-east side of Cherry Tree Cottage and to the north of its vehicular access. Although it lies outside of the established curtilage, the existing site comprises a well maintained formal lawn area, complete with established shrubbery, trees and landscaping that reads in all other respects as being for residential use. It is an established setting and has clearly been laid down and maintained in this way for some considerable time. This leaves the impression that the garden areas of the listed building are grander and much bigger than they should be for so modest a dwelling, something that is at odds with the buildings historic context. I therefore consider that an alternative use of the proposed site may bring some benefits to the context of the listed building and its setting, subject to appropriate design.
- 4.10) Historically the former smallholding was centred around the listed building of Cherry Tree Cottage and did not form part of the proposed site. Whilst the proposed site is quite spacious, we consider that a building centred within the site and set closer to the listed building, would have a harmful impact upon the setting of the listed building and fail to preserve the views from the principal elevation or from where the listed building is publicly viewed along Black Gate Lane. By contrast, we believe that the most suitable location for the proposed new dwelling is at the far northernmost end of the site, in accordance with as proposed. This location is also furthest away from the listed building and outside of its principal views and broader awareness. There would remain a good degree of spatial separation between the two dwellings, with minimal filtered views through the shared boundary. The extent of this awareness is not considered harmful.

- 4.11) Whilst setting is rightly more than about views, when standing in the curtilage areas in around the listed building, there would be little awareness of the proposed dwelling further to the north-east. Where there is an awareness, this in itself is not a negative impact and subject to design, is capable of preserving the setting of the listed building. When viewed from Black Gate Lane, the proposed dwelling would be well set back from the frontage of the highway and allow for far reaching views to continue across the landscape, through to the listed building itself, without impeding its appreciation.
- 4.12) As historic building consultants, we have lead in the design of the proposed new dwelling from the outset, right through from its sighting to its architecture and use of materials. The proposed dwelling is of a style that reflects the historic former smallholding and responds to it architecturally. Although it evokes a modern interpretation, the broad design and use of materials is taken from the setting of the listed building and considered to be capable of enhancing the setting of the listed building. The traditional chalet style of the proposal reflects the humble form of Cherry Tree Cottage and Whitehall Cottage that are historically associated with the smallholding, and is designed to evoke a timber frame structure that historically would have been clad with timber weather boarding. It is designed to be read as part of a cluster of traditional buildings, albeit one which is clearly of a more recent design. This approach is also in accordance with Historic England best practice which states that there should be a clear distinction between old and new. The proposed dwelling has been purposefully angled to sit side on to Cherry Tree Cottage which will not only better preserve the rhythm of development within the area but also better preserve the significance of the listed building and its setting.
- 4.13) In coming to a conclusion, the proposed development would leave the significance of Cherry Tree Cottage unchanged and any change would only amount to a very limited awareness of the proposed dwelling from a distance. Although the development of the proposed site would bring about a change in the character of this land, the high quality design and material finish of the proposed dwelling is considered to be capable of preserving the setting and significance of the listed building as a whole.

5) SUMMARY AND CONCLUSIONS

Legislation, Policy and Guidance

- 5.1) The Planning (Listed Buildings and Conservation Areas) Act 1990 contains a statutory duty to give considerable importance and great weight to the desirability of preserving the setting of a listed building in the planning balance. Preserving means to do no harm.
- 5.2) The NPPF lays down an approach that corresponds with the statutory duty of the 1990 Act. In cases where harm occurs, the NPPF requires balancing the benefits of a proposal against harm resulting from it.
- 5.3) The Horsham District Council's adopted Development Plan policies require development proposals to conserve heritage assets (such as listed buildings), and their settings.
- 5.4) The guidance in Historic England's GPA3 provides a framework for considering and assessing effects on the setting of heritage assets.

Conclusions

- 5.5) The significance of Cherry Tree Cottage stems primarily from its age as a 17th Century building and is primarily 'illustrative'. The building is not of historic interest because it was a smallholding but instead because of its age, its intactness and its role as a link between the past and the present. The listed buildings never farmed this land and historically it fell under a different owner. Ownership was transferred in the modern day 21st Century.
- 5.6) Historically Cherry Tree Cottage was the primary building on this part of Pickhurst Lane and Black Gate Lane. The road is where the building would have historically been best seen and appreciated from and this remains the case today. Foxlands was already established by the time that the building was identified as a listed building in 1980. The proposed development site plays a peripheral, but positive, role in its setting.

- 5.7) The development of the proposed site would bring about a change in character of the existing land. The proposed development would not have a very discernable impact upon the curtilage of the listed building, with limited inter-visibility shared between the two sites due to established landscaping. There would be a limited awareness of the proposed dwelling, although not sufficient to be considered harmful to the setting of the listed building.
- 5.8) The proposed development site can accommodate additional boundary planting between the proposed site and the listed building. Such planting would further diminish any awareness of the proposed dwelling, leaving the experience of the listed building unchanged.
- 5.9) The design and finish of the proposed dwelling is of a high quality and relates to the existing established historic buildings of Cherry Tree Cottage and Whitehall Cottage further to the south-west. Whilst this design can be seen as a more modern interpretation, it is in accordance with Historic England best practice and considered to be capable of preserving the setting and significance of the listed building. The sighting of the proposed dwelling would also ensure that it is located furthest from the listed building, leaving a good degree of spatial separation between the two, and ensuring that the greater part of the proposed site closest to the listed building is maintained as open lawn.

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