



Little Bean Cafe, Billingshurst
35 High Street
Billingshurst
RH14 9PP
25th May 2026

Heritage Statement

Site

To Rear of 35 High Street
Billingshurst
RH14 9PP

Applicant

Mrs Tracey-Jane Smith

Description of Proposed Works

Creating outdoor Seating area in existing Carport and use of two car parking spaces, with panel fencing and ti per pergola

Porprty description

Commercial GGrade 11 listed building used by two lov al busibesses with carparking and carport to the rear

Constructed of

Main byilding on high street : Brick walls, wood windows, clay tule rood

Carport: open fronted with timber posts, timber roof with slate covering and brick walls

Carpark: tarmac

Heritage significance

Plot falls within conservation area/ main buikding Grade 11 listed

Impact on Heritage assets

None

Main building and carport are not altered in any way. Pergol is constructed alongside carport and attached to modern side boundaring carpark wall.

Green space in being generated by creating this space for the community

Materials are timber or recycled UPV for planters

Conclusion

The outdoor green seating space proposes to be sympathetic to the area and not impact the structure of the existing Grade 11 listed structures. The main change is losing two car park spaces from a modern tarmac carpark and injection a greater green and well-being space