

HERITAGE STATEMENT

Flame Grill, 3-5 West Street, Storrington, Pulborough RH20 4DY

Prepared to support an amended planning submission for shopfront alterations, signage and kitchen extraction equipment

Item	Details
Site address	Flame Grill, 3-5 West Street, Storrington, Pulborough RH20 4DY
Local Planning Authority	Horsham District Council
Application reference	DC/25/1652, as referenced in Horsham District Council correspondence
Revised application description	Retrospective shopfront alterations to Nos. 3 and 5 West Street, retention of fascia signage with existing external overhead lighting, and installation/retention of replacement kitchen extraction duct and associated extract equipment to the rear of No. 3 West Street. No. 5 West Street is to remain in ancillary storage use only in connection with the business.
Proposal assessed	Shopfront alterations, fascia signage with existing external overhead lighting, and rear kitchen extraction equipment serving No. 3 West Street. No. 5 is assessed as ancillary storage only, with no cooking, customer ordering, or hot food takeaway activity proposed within that unit.
Prepared by	Merve Tay Architecture & Design
Status	Heritage statement for amended planning submission; to be read with the revised drawings, Noise Impact Assessment and Odour Assessment.

1. Introduction

This Heritage Statement has been prepared in support of the amended planning submission relating to Flame Grill at 3-5 West Street, Storrington. It considers the effect of the proposed shopfront, fascia signage and rear extraction works on the significance of Storrington Conservation Area and on the setting of nearby heritage assets within the historic core of the village.

The statement has been updated to reflect the clarified scope of the amended submission. No. 5 West Street is to continue to be used for ancillary storage only in connection with the business. It is not proposed to use No. 5 for cooking, customer ordering or hot food takeaway activity. On this basis, this Heritage Statement does not assess a material change of use of No. 5 to a hot food takeaway use.

The statement has been prepared on a proportionate basis, having regard to the nature and scale of the proposal. The works relate primarily to the ground-floor commercial frontage, the retention / regularisation of fascia signage, and the replacement / regularisation of kitchen extraction equipment to the rear of No. 3. The proposal does not involve demolition of the principal building, substantial alteration of the street-facing upper floors, or below-ground works.

The statement should be read alongside the following submitted information:

- Existing and proposed ground floor plans and elevations, including drawings P-01, P-02 and P-03 for the extraction pipe and shopfront application.
- Existing and proposed signage drawings, including drawings P-01, P-02 and P-03 for the advertisement application.
- Noise Impact Assessment prepared by DAA Group, dated 6 January 2026.
- Odour Assessment prepared by Nendle Manufacturing Ltd, dated 7 January 2026.

2. Site and Surrounding Context

The application site comprises commercial premises at 3-5 West Street, Storrington, positioned within the historic centre of the village where West Street meets Church Street and The Square. The submitted technical reports describe the site as a property within a mixed commercial and residential environment, with sensitive residential receptors located close to the rear extraction equipment.

The front elevation addresses West Street and forms part of the village commercial frontage. The rear and side areas are secondary in character and accommodate service functions associated with the commercial use. The existing and proposed drawings show the commercial ground-floor arrangement, shopfront area and rear extraction equipment, including the proposed flue route and associated plant elements.

The wider area forms part of Storrington Conservation Area. Horsham District Council's Storrington Conservation Area Appraisal identifies the historic significance of the village layout, including the meeting of West Street and Church Street at the top of The Square. West Street is recognised as an area with a mix of architectural types, scale and materials, including buildings converted to commercial use through the insertion of shopfronts.

3. Proposal

The revised proposal assessed in this statement is:

"Retrospective shopfront alterations to Nos. 3 and 5 West Street, retention of fascia signage with existing external overhead lighting, and installation/retention of replacement kitchen extraction duct and associated extract equipment to the rear of No. 3 West Street. No. 5 West Street is to remain in ancillary storage use only in connection with the business."

The proposal comprises the following heritage-relevant elements:

- Regularisation of shopfront alterations to Nos. 3 and 5 West Street.

- Installation / retention of fascia-mounted, non-illuminated lettering signage for Flame Grill. The submitted sign drawing indicates aluminium composite panel background, aluminium non-illuminated face lettering and the retention of existing external overhead lighting rather than internally illuminated lettering.
- Replacement / regularisation of rear kitchen extraction equipment serving No. 3 West Street, including the flue, fan, silencers, anti-vibration elements, grease filtration and activated carbon filtration, as shown on the proposed extraction drawings.
- Continued ancillary storage use within No. 5 West Street only, with no cooking equipment, customer ordering area, or hot food takeaway activity proposed within No. 5.

The proposed extraction arrangement is intended to support the operation of the business from No. 3 while addressing amenity concerns through odour and noise mitigation. The technical reports submitted with the application confirm that noise and odour control measures form part of the design and management of the system.

4. Heritage Policy Context

4.1 Statutory Duty

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Where nearby listed buildings may be affected through their setting, the decision-maker must also have regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest.

4.2 National Planning Policy Framework

The National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal on significance. Great weight is to be given to the conservation of designated heritage assets. Where proposals preserve those elements of a conservation area or setting that make a positive contribution to significance, they should be treated favourably.

4.3 Local Planning Policy

The Horsham District Planning Framework 2015 is relevant, particularly Policies 32, 33 and 34. Policy 32 seeks high quality design based on an understanding of local context, including locally distinctive character and heritage. Policy 33 requires development to respond positively to the character of the area, while Policy 34 seeks to protect, conserve and enhance heritage assets and their settings.

Horsham District Council's local validation guidance requires a Heritage Statement where works would directly or indirectly impact a designated or non-designated heritage asset. The present statement therefore provides a proportionate assessment of the relevant heritage considerations associated with the amended proposal.

5. Heritage Assets and Significance

5.1 Storrington Conservation Area

The principal heritage asset affected is Storrington Conservation Area. Its significance derives from the historic village layout, the concentration of historic buildings around The Square, West Street, Church Street and the High Street, the relationship between commercial frontages and historic routes, and the varied traditional built form within the centre of Storrington.

The Conservation Area Appraisal identifies West Street and Church Street as important to the historic form of the village. It notes that the shops and houses on West Street comprise an interesting mix of architectural types of varying scale and materials, some of which have been altered at ground-floor level to accommodate commercial uses.

The contribution of the application building to the Conservation Area is primarily through its role in the West Street commercial frontage and its relationship with the historic street pattern. The principal heritage sensitivities are therefore the appearance of the shopfront, fascia/signage zone, the legibility of the building within the street scene, and any potential visual effect from rear service equipment where visible from public or neighbouring viewpoints.

5.2 Nearby Listed Buildings and Setting

There are listed buildings within the wider historic core, including buildings around The Square, West Street and Church Street. These buildings form part of the broader historic townscape setting of the Conservation Area.

The proposal does not physically affect any listed building. The assessment therefore focuses on whether the shopfront, signage and rear extraction equipment would affect the setting or appreciation of nearby listed buildings as part of the wider Conservation Area townscape. Given the modest scale of the works, their commercial ground-floor context and the location of the extraction equipment to the rear / secondary elevation, any setting effect is expected to be limited and localised.

6. Assessment of Impact

6.1 Shopfront Alterations

The shopfront alterations relate to the active commercial ground-floor frontage. Commercial frontages, including shops and takeaway premises, form part of the mixed-use character of West Street and the historic village core. The works do not remove a traditional historic shopfront identified as a specific heritage feature within the submitted information, and the proposal regularises the present commercial frontage rather than introducing a large-scale new frontage out of keeping with the building.

Subject to the use of simple detailing, restrained fascia proportions and appropriate materials, the shopfront works are considered to preserve the character and appearance of the Conservation Area. The continued active occupation of the premises also supports the vitality of the local centre, which is consistent with maintaining the historic commercial function of the village core.

6.2 Signage and Lighting

The proposed fascia sign is shown as fascia-mounted non-illuminated lettering with existing external overhead sign lighting retained. This is materially different from internally illuminated signage and is a more appropriate approach in a conservation area because the sign face itself remains visually restrained and avoids internally lit box signage.

The sign is positioned at fascia level and is proportionate to the commercial frontage. The simple lettering and non-illuminated face reduce potential visual dominance. The existing external overhead lighting should be retained only at a low and controlled level, with no flashing, moving or internally illuminated elements. On this basis, the signage is considered acceptable in heritage terms and would preserve the character and appearance of the Conservation Area.

6.3 Rear Extraction Equipment

The rear extraction equipment is the most sensitive element of the proposal because external plant and ductwork can appear utilitarian in a historic environment. The submitted proposed elevations locate the extraction plant and ductwork on the rear / side of the building, away from the principal West Street frontage. The drawings identify components including an activated carbon filter bank, primary grease filter, centrifugal extract fan, silencers, anti-vibration pads and associated ductwork.

The visual impact of the extraction equipment is localised and is primarily experienced from rear / secondary views rather than from the main West Street frontage or the primary public spaces that define the Conservation Area. The equipment is functional and necessary to support the commercial use at No. 3, but its appearance should be minimised through careful finishing, compact routing and removal of any redundant pipework or fixings.

The design has been considered together with the submitted odour and noise reports. The Odour Assessment concludes that high-level odour control is required and recommends grease filtration, fine filtration, heavy-duty activated carbon filtration, UV ozone odour control and appropriate maintenance. The Noise Impact Assessment identifies mitigation including a discharge-side attenuator, acoustic treatment and anti-vibration measures, and concludes that with mitigation the rating level would be below the background sound level at the nearest noise-sensitive receptor.

In heritage terms, the proposed extraction arrangement would not affect the principal historic frontage and would not remove historic fabric of identified significance. Any residual visual effect would be limited, reversible and capable of further mitigation by condition, including a recessive colour finish and making good the host wall where redundant equipment is removed. The works would therefore preserve the character and appearance of the Conservation Area, subject to the recommended mitigation below.

6.4 No. 5 West Street - Ancillary Storage

No. 5 West Street is confirmed to remain in ancillary storage use only in connection with the business. It is not proposed to use No. 5 for cooking, customer ordering, customer seating or hot food takeaway operations. This clarification reduces the heritage and townscape implications of the proposal because the use of No. 5 would not require additional external extract plant, additional signage, or a materially different customer-facing shopfront arrangement beyond that shown on the submitted plans.

The continued ancillary storage use of No. 5 has limited direct heritage impact. The main heritage considerations remain the visible shopfront treatment, the fascia signage and the rear extraction equipment serving No. 3. On the basis of the clarified description and submitted drawings, the proposal would maintain the commercial character of the frontage without introducing additional visually intrusive changes to No. 5.

7. Mitigation and Design Recommendations

The following measures are recommended to ensure that the proposal preserves the character and appearance of the Conservation Area:

- External ductwork, cowls and exposed plant should be finished in a matt, recessive colour, such as dark grey or a colour to match the host rear elevation, to reduce visual prominence.
- The duct route should be kept as compact and discreet as practicable, avoiding unnecessary projections and avoiding visibility on the principal West Street elevation.
- Any redundant extraction equipment, fixings or obsolete signage should be removed, with brickwork / render made good to match the existing surrounding fabric.
- If an acoustic or plant enclosure is required by Environmental Health or Planning, it should be simple, recessive, non-reflective and located to the rear so that it does not compete with the historic frontage.
- Fascia signage should remain non-illuminated, with only existing external overhead lighting used. Lighting should be static, low-glare and limited to the sign face.
- No. 5 should remain as ancillary storage only unless any future separate planning permission or formal confirmation is obtained for an alternative use.
- The extraction system should be maintained in accordance with the submitted noise and odour reports, including regular cleaning and replacement of filters.
- Anti-vibration mounts and acoustic mitigation should be installed as specified to reduce amenity effects and avoid vibration transfer to the host building or neighbouring properties.

8. Conclusion

The proposal has been assessed in relation to the significance of Storrington Conservation Area and the setting of nearby listed buildings within the historic village core. The application building contributes to the Conservation Area primarily through its commercial frontage and its position within the historic West Street streetscape. The proposal does not involve demolition of the principal building, substantial alteration of the upper floors, or below-ground works.

The amended scope now confirms that No. 5 West Street will remain in ancillary storage use only. This avoids the need to assess additional cooking or customer-facing takeaway activity within No. 5 and limits the heritage considerations to the shopfront, signage and rear extraction equipment serving No. 3.

The shopfront and signage elements are consistent with the commercial character of West Street, provided that the signage remains non-illuminated and externally lit only in a restrained manner. The rear extraction equipment is functional plant located on a secondary elevation. Its visual effect is localised and capable of mitigation through colour, compact routing, removal of redundant elements and careful maintenance.

Overall, the proposal is considered to preserve the character and appearance of Storrington Conservation Area. No substantial harm is identified. Any limited residual visual effect associated with the rear extraction equipment would be minor, localised, reversible and outweighed by the public benefits of sustaining an active commercial premises and securing properly controlled extraction, noise and odour mitigation. The proposal is therefore considered to accord with the objectives of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and Policies 32, 33 and 34 of the Horsham District Planning Framework 2015.

9. Sources Reviewed

- Horsham District Council, Storrington Conservation Area Appraisal and Management Plan.
- Horsham District Planning Framework 2015, Policies 32, 33 and 34.
- National Planning Policy Framework, Section 16: Conserving and enhancing the historic environment.
- Horsham District Council local validation requirements for Heritage Statements, drawings, lighting assessment, noise assessment and ventilation / extraction statements.
- Submitted drawings prepared by Merve Tay Architecture & Design: extraction pipe and shopfront drawings P-01, P-02 and P-03; advertisement drawings P-01, P-02 and P-03.
- Nendle Manufacturing Ltd, Odour Assessment, Flame Grill, 3-5 West Street, Storrington, dated 7 January 2026.
- DAA Group, Noise Impact Assessment, Flame Grill, 3-5 West Street, Storrington, dated 6 January 2026.
- Horsham District Council planning correspondence dated 3 and 4 June 2026 and subsequent compliance correspondence.
- Client clarification that No. 5 West Street will remain in ancillary storage use only in connection with the business.