



HERITAGE STATEMENT

LAND ADJACENT TO LITTLE MILLFIELDS

PROJECT REF: GB6126
DATE: 3 AUGUST 2026



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1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Gingerbread Heritage Ltd. on behalf of Mr Roger, the owner of the Land Adjacent to Little Millfields, Horsham Road, Rowhook, Horsham, RH12 3PZ, the application site. It relates to the erection of a new dwelling at the application site. The determining local authority is Horsham District Council (HDC).
- 1.2 At present the application site is comprised of three stable buildings, outbuildings and chicken coups. These are modern buildings of no notable architectural or historic interest. Some of the buildings are in a poor state of repair. There is an existing access to the buildings.



Figure 1: Current buildings at the application site

- 1.3 There are no listed buildings located at the application site itself, but it is adjacent to Little Millfields, a grade II listed building. The site is not within a conservation area and there are no other listed buildings within the nearby vicinity that have the potential to be affected by the proposed works.



Figure 2: Site Location, listed building denoted by blue star

Background

- 1.4 In April 2025 a “*Prior Notification for Change of Use of former stable building to 1no. dwellinghouse with associated replacement wall cladding, roofing material, windows, doors and rainwater goods*” was approved by HDC (LPA Ref: DC/25/0124). This established the acceptability of a dwelling at the site.
- 1.5 In January 2026 an application for the “*Demolition of existing buildings and erection of a single storey dwelling*” (LPA Ref: DC/25/1360) was withdrawn. This was primarily due to concerns in respect of the design being too suburban for its rural context and the ensuing harm on the nearby heritage asset (Little Millfields).
- 1.6 Following this withdrawn application a pre-application request was submitted for “*Demolition of existing buildings and erection of a dwelling (as an alternative to Prior Approval Ref. DC/25/0124)*”. This advice focused on the design of the new building and stated:

“The existing buildings on the site are of no particular merit and there is no objection to their removal. The replacement dwelling would have a more substantial footprint and prominence than the buildings it would replace. It is though considered that subject to an appropriate design this would not be objectionable to in principle.

The redesigned replacement dwelling better reflects a traditional rural building, although it would be recommended that a steeper roof pitch be included of at least 42 degrees. While this would push the ridge higher this will not be unexpected in this context. There would be an expectation that the building would have traditional roof junction detailing including exposed rafter feet, bonnet hip tiles, valley tiles and cut verges. It would also be recommended that the building be sited away from the shared eastern (side) boundary of the site, for both practical reasons and to create further separation around the listed building.

It is advised that the principle of demolishing the existing building and erecting a new dwelling would be acceptable. It is though recommended that further design work take place in respect of the comments within this response. If the suggested amendments



are possible, it would be recommended that an application be submitted to allow for public consultation and further consideration. If any issues arose as part of the application process, it would be possible to discuss prior to any decision being finalised.”

- 1.7 Following this pre-application advice, amendments have been made to the design of the new building to reflect the comments received.
- 1.8 This Heritage Statement has been prepared to consider the significance of the heritage asset – Little Millfields (listed grade II) and to discuss the effects of the proposed new development on its significance. A site visit was undertaken on 21 July 2026 in clear weather.



2.0 POLICY AND GUIDANCE

LEGISLATION

- 2.1 The Planning (Listed Building and Conservation Areas) Act, 1990 sets out the law where the proposed works would have the potential to affect the historic environment.
- 2.2 The decision maker is required by Sections 16(2) and 66(1) to 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.*”

NATIONAL PLANNING POLICY FRAMEWORK 2024

- 2.3 The National Planning Policy Framework (NPPF), most recently revised in December 2024, sets out the governments planning policies for England and how these should be applied. The NPPF seeks to achieve sustainable development by pursuing economic, social and environmental gains simultaneously.
- 2.4 In respect of the historic environment the specific policies relating to this are contained at Section 16 of the NPPF.
- 2.5 Paragraph 207 states that in the determination of applications, local planning authorities should require an applicant to describe the significance of any heritage assets identified, including any potential contribution to its setting. The level of detail should be proportionate to the significance of the asset and no more than is needed to understand the potential impact on that significance as a result of the proposals.
- 2.6 Paragraph 210 states:
“In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 2.7 Paragraphs 212-216 of the NPPF relate to decision taking in relation to proposals that would result in harm to designated heritage assets and introduces the concepts of substantial and less than substantial harm. Paragraph 213 sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.8 Paragraph 214 refers to substantial harm and states:
“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and*



b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use."

2.9 Substantial harm is considered by the courts to drain away the significance of a heritage asset and is a high test, as reflected in the wording of the National Planning Policy Guidance (NPPG).

2.10 Paragraph 215 relates to less than substantial harm and says:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

2.11 Paragraph 216 states that with regards to non-designated heritage assets:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2.12 Paragraph 219 requires that local authorities 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 elements that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

LOCAL PLANNING POLICY

Horsham District Planning Framework 2015

2.13 Horsham District Council is currently consulting on a new Local Plan. The current Local Plan is contained within the Horsham District Planning Framework 2015. The heritage related planning policies of relevance to this application are outlined below.

2.14 Policy 2 – Strategic Policy: Strategic Development contains a specific policy regarding heritage which states:

"To maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to:

...13. Support development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions."

2.15 Policy 32 – Strategic Policy: The Quality of New Development says:

"High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:



1. *Provide an attractive, functional, accessible, safe and adaptable environment;*
2. *Complement locally distinctive characters and heritage of the district;*
3. *Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
4. *Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
5. *Help secure a framework of high quality open spaces which meets the identified needs of the community."*

2.16 Policy 34 – Cultural and Heritage Assets states:

"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."*

GUIDANCE

Historic England's Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015 (GPA2)

- 2.17 Historic England's Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015 (GPA2) has been consulted in undertaking this report.
- 2.18 GPA2 provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment. This begins with ensuring a good



understanding of the significance of affected assets and how that understanding should be used to avoid or minimise impacts of the proposal, then look at ways in which opportunities can be taken to enhance or better reveal significance and finally to justify or offset remaining harmful impacts.

Historic England's Historic Environment Good Practice Advice in Planning: 3 (2nd Edition): The Setting of Heritage Assets (GPA3)

2.19 GPA3 provides a broad definition of setting as the surroundings in which a heritage asset is experienced, which may therefore be more extensive than the curtilage of an asset. While views will be an important part of this experience of setting, it may also incorporate further environmental factors such as dust, noise and vibration from other land uses.

2.20 The guidance recommends a stepped approach to assess the impact of a proposal on the significance of heritage assets as derived from their setting:

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

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm;

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

3.0 HERITAGE ASSETS

SIGNIFICANCE

3.1 The term 'significance' was introduced by Historic England (formerly English Heritage) in the 2008 publication *'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment'*. Heritage professionals now widely use it to describe the various elements that contribute to a heritage assets significance.

3.2 The NPPF defines significance as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*¹

- Architectural interest: *"To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms."*²
- Historic interest: *"To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."*³
- Artistic interest: *"The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric."*⁴
- Archaeological interest: *"There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them."*⁵

¹ Annex 2: Glossary, National Planning Policy Framework(opens in a new window), Ministry of Housing, Communities & Local Government, June 2019

² Principles of Selection for Listings Buildings, DCMS, 2010

³ Ibid.

⁴ Conservation Principles Consultation Draft, 2017

⁵ Annex 2: Glossary, National Planning Policy Framework(opens in a new window), Ministry of Housing, Communities & Local Government, June 2019

HISTORIC BACKGROUND

Rowhook

- 3.3 Rowhook is a hamlet located to the western border of West Sussex and eastern border of Surrey. Due to the dispersed nature of the built form there is no notable settlement that provides the centre of the hamlet. The main focal point could be considered the Chequers Public House. Rowhook settlement has irregular boundaries with the farms and fields on generally high ground, along part of the ridge which extends from the west of Rudgwick to Rusper and Crawley. There is a distinct scarp to the south. There is a road, formerly a turnpike, that links the farms, pub and isolated houses.

Historic Mapping

- 3.4 The following maps show the changes to the application site from 1840 onwards.



Figure 3: 1840 Rudgwick Tithe map

- 3.5 The 1840 Tithe map shows the application site as an undeveloped area of land to the west of Little Millfields. The landowners are recorded as George, John and William Smallpiece with the landowner party the Late Henry Dendy. The occupier is James Munday. The field is recorded as “cottage field”. Little Millfields is also shown on this map as a roughly square shaped building, within its own plot, but with a small outbuilding just to the south west. The apportionment records Little Millfields as having the same landowners - George, John and William Smallpiece with the landowner party the Late Henry Dendy and the occupier also James Munday. Little Millfields is recorded as Cottage and Garden. The landowners and occupier named above are also recorded for the surrounding fields; Great Millfield and Little Millfield.



Figure 4: Surrey Sheet XLVII Surveyed: 1870 to 1871, Published: 1874

- 3.16 The application site is shown as forming part of the grounds of Little Millfields on the 1874 Ordnance Survey (OS) map. There is a small building shown within the grounds of Little Millfields which may have supported the running of the main house.
- 3.7 Little Millfields is shown on this map within roughly the same footprint as previously. The listed building is surrounded by agricultural land with some isolated houses and farms within its much wider setting.
- 3.8 The 1881 Census shows Little Millfields is occupied by James Goodchild (67) a grocer. He lived with James T Goodchild (4), son, a scholar, and servant Maria Ansell (60) servant/ house keeper.



Figure 5: Sussex II.14 Revised: 1895, Published: 1897

- 3.9 The 1897 OS map shows little change to the application site. The small outbuilding in the grounds shown on the previous OS map seems to have been removed with a new outbuilding located slightly to the east.
- 3.10 There is no notable change to Little Millfields shown on this OS map. The main building remains in largely the same footprint with a small outbuilding to the north-west corner of Little Millfields.
- 3.11 On the 1891 Census returns there are two entries for Little Millfields. The first entry records the house still being occupied by James Goodchild (74) and living on his own means. He lives with his son James, (14) and Lucy Attree (46) housekeeper. The second entry records the additional occupants as George Reeves (42), servant whose occupation is manager of cooperative store, Emma Killner (25) servant, shop assistant and Martha Finnan (41), servant, general domestic servant.



Figure 6: Sussex II.14 Revised: 1909, Published: 1912

- 3.12 There is no change to the application site shown on this OS map. It remains without any built form, although the adjacent outbuildings associated with Little Millfields can be seen in more detail. On this OS map there is no change to the footprint of Little Millfields but the outbuilding to the north-west of the main house can be seen as a small T-shaped building.
- 3.13 The 1911 census records the occupier of the building as Lois Harding (74), head, living on own means, Lois Jane Harding (43) daughter, housekeeper, Alice Ann Harding (32) shopkeeper and Elizabeth Harding (31), dressmaker.
- 3.14 An advert within the Surrey Advertiser on 8 May 1915 records the property as for sale at auction. The advert reads *"LITTLE MILLFIELDS, charmingly situated at Rowhook, near Horsham, comprising an old fashioned Dwelling House, with General Shop, outbuildings, and about 7a. 2r. 18p. of well timbered meadowland."*



Figure 7: TQ1234-TQ1334 – AA Revised: 1974, Published: 1974

- 3.15 The 1974 OS map shows the application site with some built form present. This appears to be a stable building and two smaller structures.
- 3.16 Little Millfields is shown to have been slightly extended to the north facing elevation and with the former separate small building to the north-west now abutting the main farmhouse.
- 3.17 Within the grounds of Little Millfields there are more associated outbuildings located along the southern boundary of the garden.



Figure 8: Present location site

- 3.18 There is little change shown to either the application site or the listed building since the 1974 OS map. The most significant change is the provision of a new stable building to the western side of the application site.

ASSESSMENT OF SIGNIFICANCE

Little Millfields

- 3.19 Little Millfields was listed grade II on 28-Nov-1980. This listed building is adjacent to the application site, though the existing built form and boundary treatments screen the two sites to some degree. The list description for the property reads:

“2. C16 timber-framed cottage with plaster and some painted brick infilling. One window bay added in brick at east end. Tiled roof. Casement windows. One storey and attic. Three windows. Two gabled dormers.



Figure 9: Little Millfields (Photo Courtesy of Strutt and Parker)

- 3.20 Architectural interest: Little Millfields is of architectural interest due to its age and materiality. It originally dates to the 16th century and this is evidenced through the surviving timber framing. The vernacular character of the building contributes to its architectural interest seen through the exposed timber framing, plain clay roof tiles and simple fenestration.
- 3.21 There is additional architectural interest derived from its phased development. This is reflected in the changes to materiality, the addition of the end chimney stack, the small rear extension to the north-eastern end and the larger extension to the north-western end. The fenestration of the original building has been altered overtime, but still retains the character of a vernacular dwelling.
- 3.22 Internally there are a number of features which also contribute to its interest including the exposed timber framing, surviving floor finishes, joinery and fireplaces.

- 3.23 Historic interest: The building is of historic interest as a 16th century building that has been altered and amended over the centuries. The age and materials of the building contribute to its significance, showing readily available local materials, construction techniques and its vernacular character. There is some additional historic interest derived from the inclusion of a grocer or shop on the site. This would have provided for the local community at the end of the 19th and beginning of the 20th century.
- 3.24 Artistic interest: Little Millfields is of no notable artistic interest.
- 3.25 Archaeological interest: Given the age of the building and its phased development, it has archaeological interest in demonstrating building techniques and materials in the 16th century onwards. The building appears to have been a fairly modest structure until the early 20th century when it was extended. The materiality of timber framing with brick infill and plain clay roof tiles all contribute to its interest.
- 3.26 Setting: The setting of this building is formed from its rural location. Although located next to a road through the hamlet of Rowhook, the building is within its own large plot with fields and woodland surrounding it, contributing to its rural setting. Within its immediate setting are a number of small outbuildings associated with the function of Little Millfields and which area shown on historic mapping dating to the late 19th and early 20th centuries.



Figure 10: Existing modern buildings located at the application site and large amount of hardstanding.

- 3.27 Located adjacent to the grounds of the listed building is the application site. The existing buildings on the site are modern and were former stables, outbuildings and a hen coop. These buildings make little contribution to the setting and thus significance of Little Millfields. It is not considered that Little Millfields was a former farmstead, the census returns and newspaper article suggest it provided a shop function for the local community rather than being part of the more agricultural surroundings.
- 3.28 Due to the built form on the application site and the large extent of hardstanding, an appreciation of the rural surroundings of the listed building is limited from the application site. The built form that exists is of a relatively modest scale which fits with the rural character of the local area.

- 3.28 There are glimpses to the listed building from the application site, although due to the intervening built form, mature trees and boundary treatments the views are limited. It is not possible to see the whole of the front or rear elevation from the application site where the architectural interest of the listed building is best appreciated. There is some ability to see the upper floors of the application site and the extended north-western phase of the building, but these are not areas where the significance is better appreciated.



Figure 11: Views towards the listed building beyond the existing built form.



Figure 12: Views to the listed building from the rear of the application site where the listed building can be seen beyond the existing boundary treatment.

4.0 PROPOSED WORKS

- 4.1 The proposed works are for the demolition of the existing buildings on the site and their replacement with a new single dwelling with associated parking and amenity space. The proposed location and design of the new building has been informed by the pre-application advice received from the council.
- 4.2 It is proposed to provide a new single storey building in an L-shaped footprint. The design intent is to reflect a stable style building that responds to the rural character of the site and provide continuity between the existing and proposed building.
- 4.3 Following pre-application advice the materiality has been chosen to reflect the local vernacular character with the use of brickwork, clay tiles, hipped bonnet tiles and valley tiles with the rafter feet exposed. On the gable elevation it is proposed to use timber framing and herringbone brickwork to provide some differentiation between the different aspects of the building.

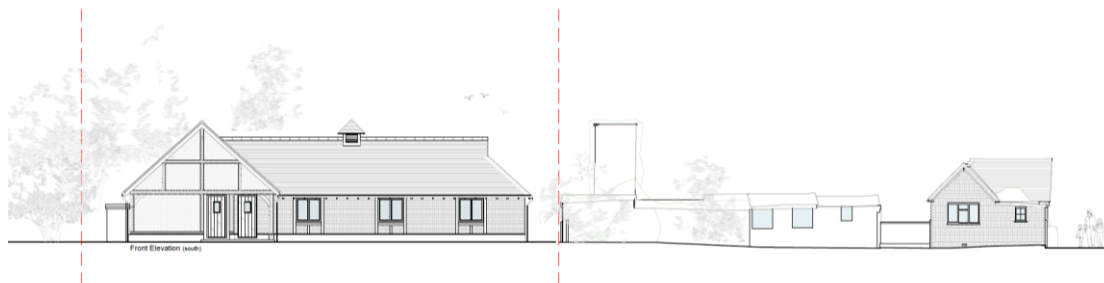


Figure 13: Proposed new building in the streetscene

- 4.4 The existing site access will be retained with a permeable surface to the front of the house and a large garden area to the rear. A new native hedgerow will be planted along the adjoining boundary with Little Millfields.
- 4.5 It is proposed to locate the new building set back from the boundary with Little Millfields. The orientation of the building will provide a large area of open space between the outbuilding associated with the listed building and keep the main bulk of the new building away from Little Millfields.

5.0 EFFECTS ON SIGNIFICANCE

- 5.1 The following considers the effects of the proposals on the significance of the identified heritage asset, in this instance its is only Little Millfields (listed grade II) that has the potential to be affected by a change within its setting.

Effects on the Significance of Little Millfields Place

- 5.2 The proposed redevelopment of the application site provides the opportunity to enhance the appearance of the site and provide a new high quality single dwelling which has been designed to appear as a stable style building.
- 5.3 It is proposed to demolish the existing buildings on the site to allow for the new building, but the stables and other related outbuildings are of no notable architectural or historic interest and their loss will have no effect on an understanding or appreciation of the listed building by a change within its setting.
- 5.4 Little Millfields is primarily listed as an example of a 16th century building that has been altered and extended over time. Its phased development, reflected in its materiality and irregular footprint contributes to its interest. The proposed new building at the application site will not affect this aspect of the buildings significance. The architectural interest derived from its age and vernacular character seen in its timber framing, clay tiles and irregular footprint will be entirely preserved by the new building.
- 5.5 The proposed new building at the application site has taken its inspiration from the local vernacular in terms of its detailing and design. It will complement Little Millfields without competing with the listed building by supporting an appreciation of the local character of the area and the wider rural context of the listed building.
- 5.6 There will be no change to an appreciation of Little Millfields surviving internal features or the contribution these make to an understanding of the age of the building by the proposed works at the application site.
- 5.7 The historic interest of Little Millfields will be preserved by the proposed works. This is primarily derived from its age and demonstration of a formerly largely isolated dwelling within the dispersed settlement of Rowhook. There is some additional interest in its former function as providing a shop for the local community, but this is no longer appreciable from the surviving built form.
- 5.8 As the application site houses modern buildings, they do not reflect the historic function of Little Millfields. There is no evidence to suggest the building was used as a historic farmstead, with the outbuildings at the site being newer additions, or smaller buildings that may have supported a freeholding. The proposed design of the new building has been given careful consideration to respond to the rural context of the listed building and reflects this in its simple form, low height and vernacular materiality.
- 5.9 There will be no change to the artistic interest of the listed building by a change at the application site.
- 5.10 The archaeological interest of Little Millfields is derived from its materiality and phased evolution. Neither of these elements will be affected by the proposed development. It will remain legible as a 16th century timber framed building that has been altered overtime.



- 5.11 The proposed new building at the application site has been given careful consideration to preserve a sense of the rural context of the site and to be of an appropriate bulk, scale and mass to remain subservient to the listed building.
- 5.12 Given the height of the new building, its location and its materiality, where it may be viewed either from Little Millfields or when moving past Little Millfields, the new building will not draw the eye. Its height, bulk, mass, scale and materiality are all subservient to the listed building and it will be seen as a new building that acknowledges and respects the surrounding rural character.
- 5.13 The boundary separation between the listed building and the new dwelling has already been established and this will be enhanced by the proposed new native hedgerow planting which is a suitable way to separate the two buildings. There will be no effect on the primacy of Little Millfields when driving along Horsham Road due to the development of the application site which is unlikely to be seen.
- 5.14 There will be no change to the significance of Little Millfields as a result of the proposed change at the application site. The current buildings at the site are in a poor state of repair and do not contribute to the significance of the listed building. Their removal and replacement with a new dwelling, sensitively located to ensure it does not compete with the listed building will preserve the significance of Little Millfields while providing a new home.

6.0 CONCLUSIONS

- 6.1 The application site is a collection of stable and outbuildings adjacent to Little Millfields, a grade II listed building. It is proposed to demolish the existing outbuildings at the application site which are of no notable architectural and historic interest and replace them with a new house.
- 6.2 A Prior Notification for Change of Use (LPA Ref: DC/25/0124) of the former stable building into a dwelling house has been approved by HDC and has set the precedent for development at the application site. Following this approval a further application was withdrawn for the redevelopment of the site with a new dwelling. Pre-application advice was then sought from the council and has informed the design of the new building submitted for this application.
- 6.3 The proposed new house would preserve the significance of Little Millfields through its sensitive design, bulk, scale, mass, materiality and location. This would continue to contribute to the rural setting of Little Millfields, and the new building would appear as a subservient addition that reflects the local character.
- 6.5 The proposed new development is in accordance with the National Planning Policy Framework 2024 Chapter 16 - Conservation of the Historic Environment and Horsham District Council planning policies.