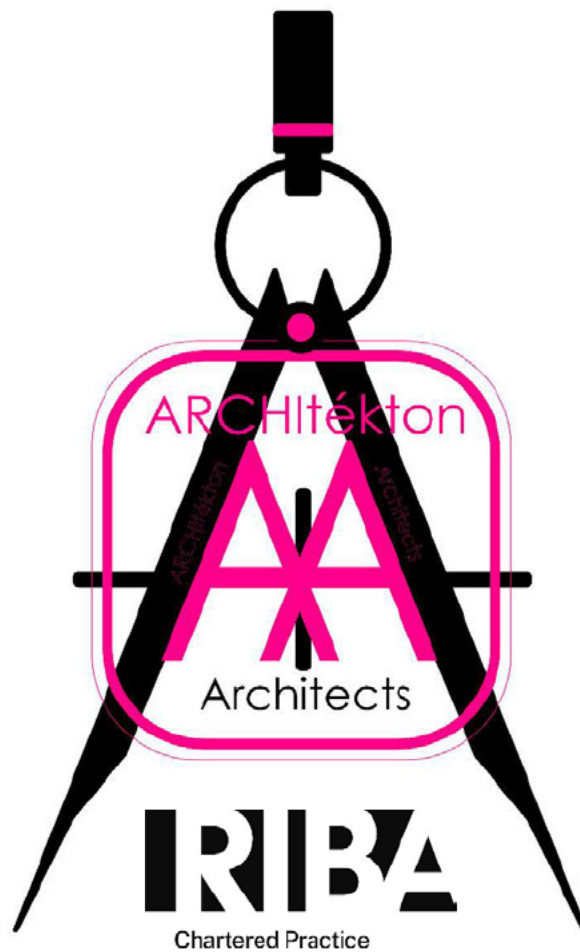




Planning & Heritage Statement

For
Retrospective installation of external kitchen extraction system to serve café/restaurant use at

Antique n' Eat,
42 High Street,
Storrington,
West Sussex,
RH20 4DU



Review of Document

Date	Amendments	By	Rev.

For

Antique n' Eat,
42 High Street,
Storrington,
West Sussex,
RH20 4DU

Issued - August 26



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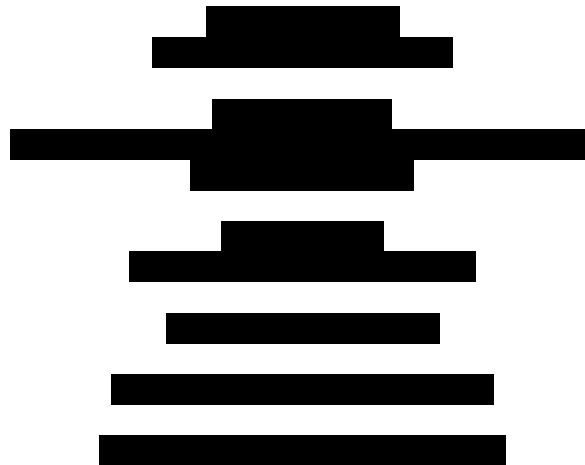
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0.2 About ARCHItékton Architects LTD



1.0. Introduction

This Planning & Heritage Statement accompanies a retrospective planning application for the installation of an external commercial kitchen extraction system at Antique n' Eat, 42 High Street, Storrington, West Sussex (figure 1 refers).



Figure 1- Site Plan (nts)

The premises operate as a mixed-use café/restaurant and antique shop and are located within the Storrington Conservation Area (figure 2 refers). The building itself is not listed, but the application site lies within the historic core of Storrington and is located in proximity to a number of Grade II listed buildings.

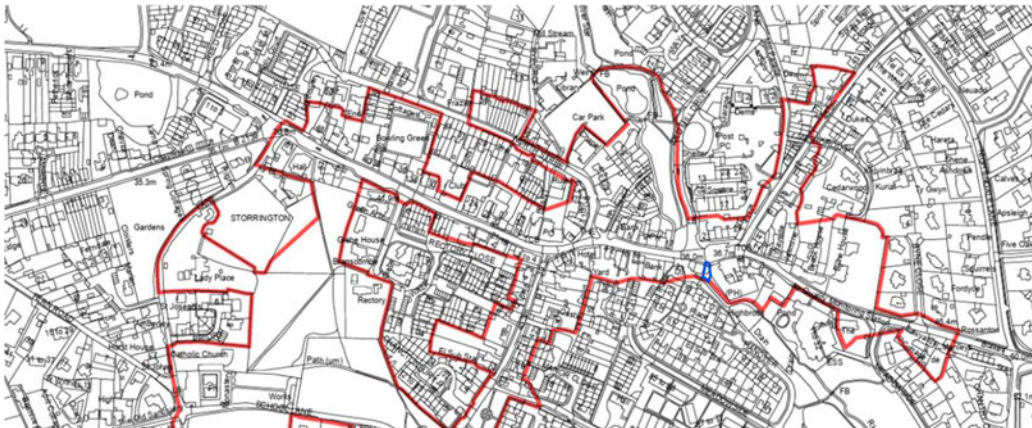


Figure 2 - Extract of Conservation Area Map for Storrington, with site identified with blue boundary and conservation area boundary highlighted in red (nts)

The application seeks retrospective consent for an external kitchen extraction system comprising ductwork, high-level discharge equipment, filtration and odour-control equipment, together with associated brackets and fixings.



The works were undertaken following engagement with Horsham District Council Environmental Health in response to concerns regarding odour from the café/restaurant use. The installation was intended to provide an effective means of managing cooking odours and protecting the amenity of neighbouring properties.

Since installation, it is understood that the neighbouring property has not experienced further odour issues.

The purpose of this statement is to:

- explain the planning context and need for the proposal;
- describe the works for which retrospective consent is sought;
- identify the relevant heritage assets;
- describe the significance of those heritage assets and their settings;
- assess the effect of the works on that significance;
- explain the design, positioning and reversibility of the installation;
- consider residential and neighbouring amenity;
- identify relevant national and local planning policies;
- explain consultation undertaken prior to submission; and
- demonstrate that the proposal represents a proportionate and appropriate intervention which preserves the character and appearance of the Storrington Conservation Area and causes no harm to the significance or setting of nearby listed buildings.

The level of assessment provided is proportionate to the nature and scale of the proposal. The installation is a relatively minor intervention to an existing commercial building, involves no demolition, no extension and no significant alteration to the historic fabric of the building.



2.0.

Site And Heritage Context



Figure 3 - View from the High Street looking south toward 42 High Street

2.1. The Site and Existing Use

42 High Street is located within the historic centre of Storrington and forms part of the established commercial frontage of the village (figure 3 refers).

The premises operate as Antique n' Eat, a mixed-use café/restaurant and antique shop. The business contributes to the established commercial and social activity of the High Street, including morning trade when some other businesses are not yet open.

The existing building is not statutorily listed.

The site is nevertheless located within the Storrington Conservation Area and within close proximity to several Grade II listed buildings, including:

- 1 & 3 School Hill – approx. 41 metres
- 2 & 4 Eastbrook – within 50 metres
- 18–22 High Street – within 50 metres

The relationship between the application site, the Conservation Area and the nearby listed buildings is therefore an important consideration in determining the application.



2.2. Historic and Architectural Context

Storrington has a historic village core centred around the High Street, Church Street, The Square and associated streets and lanes.

The Storrington Conservation Area Appraisal identifies a number of distinct character areas reflecting successive phases in the historical development of the village and changing patterns of land use. The historic core forms an important part of the character and appearance of the Conservation Area. The historic building stock is varied and includes timber-framed buildings, later brick and rendered buildings and buildings incorporating local stone, flint, tile hanging and traditional clay tile and slate roof coverings.

The Conservation Area contains evidence of successive phases of development and adaptation. Historic buildings have in many cases been altered, refaced or adapted over time, contributing to the varied but cohesive character of the village.

The High Street retains an established commercial character. Traditional shopfronts and historic buildings contribute to the townscape, although the Conservation Area Appraisal also recognises that modern signage, shopfront alterations and other commercial interventions have affected parts of the High Street.

The significance of the area therefore derives not from architectural uniformity, but from the combination of historic buildings, their scale and form, traditional materials, established street pattern, commercial character and the relationship between buildings and public space.

2.3. Storrington Conservation Area

The application site lies within the Storrington Conservation Area.

The Conservation Area is designated because of the special architectural and historic interest of the historic settlement. Horsham District Council's adopted Storrington Appraisal and Management Plan identifies the historic core, historic buildings, traditional materials, architectural detailing, townscape and important views as important components of its character and appearance.

The appraisal identifies, amongst other features:

- the historic core of the village;
- the varied architectural character of the historic buildings;
- traditional building materials including brick, local stone, flint, tile hanging, clay tiles and slate;
- historic shopfronts and commercial frontages;
- the established pattern and grain of development;
- the contribution of streets, spaces and public realm;
- trees and other landscape features; and
- important views into and out of the Conservation Area.

The appraisal also identifies the importance of ensuring that new development responds appropriately to its context, including through its siting, scale, height, massing, materials and detailing, and that important views and the setting of the Conservation Area are protected.

The proposal does not introduce a new building, alter the established High Street frontage or change the established pattern of development. The installation is located principally to the rear/service side of the existing premises.



2.4. Nearby Listed Buildings

The application site is located within approximately 41–50 metres of several Grade II listed buildings. The identified assets are:

1 & 3 School Hill

This listed group contributes to the historic and architectural character of the historic core of Storrington.

Its significance is experienced principally through its historic built form, architectural character and contribution to the established townscape of the Conservation Area.

The proposed extraction equipment is located away from the principal High Street frontage and does not physically alter this listed building.

2 & 4 Eastbrook

This listed building/group forms part of the historic built environment surrounding the application site and contributes to the architectural and historic character of the Conservation Area.

The proposal does not involve any physical intervention to this asset and does not alter its architectural fabric, form or principal public-facing elevations.

18–22 High Street

This group forms part of the established historic High Street townscape and contributes to the architectural and historic interest of the Conservation Area.

The proposed works do not alter the High Street frontage and are located away from the principal public-facing elevation.

The significance of these listed buildings is therefore not directly affected by the proposed works.

2.5. Archaeological Interest

The proposal involves the installation of external extraction equipment and associated brackets and fixings to the existing building.

There is no proposal for:

- excavation;
- new foundations;
- ground disturbance;
- demolition;
- substantial alteration to the building; or
- disturbance of below-ground archaeological deposits.

The proposal is therefore considered unlikely to result in any direct effect on archaeological remains. The scale and nature of the works do not warrant a standalone archaeological assessment or field evaluation.

In accordance with the requirements of the National Planning Policy Framework, the relevant Historic Environment Record should be considered as part of the assessment.



3.0. Description and Schedule of Proposed Works

3.1. Schedule of Works

The application seeks retrospective consent for the following works:

1. Installation of external commercial kitchen extraction ductwork serving the existing café/restaurant kitchen.
2. Installation of ductwork exiting from the rear of the premises.
3. Installation of a high-level discharge arrangement down the side elevation.
4. Installation of filtration and odour-control equipment.
5. Installation of associated support brackets, fixings and minor external attachments.
6. Associated connection of the extraction system to the commercial kitchen.
7. No alteration to the principal High Street elevation.
8. No extension to the building.
9. No demolition.
10. No loss of historic fabric of a listed building.
11. No excavation or below-ground works.
12. The installation remains capable of removal should it cease to be required.

The works are shown on the submitted application drawings.



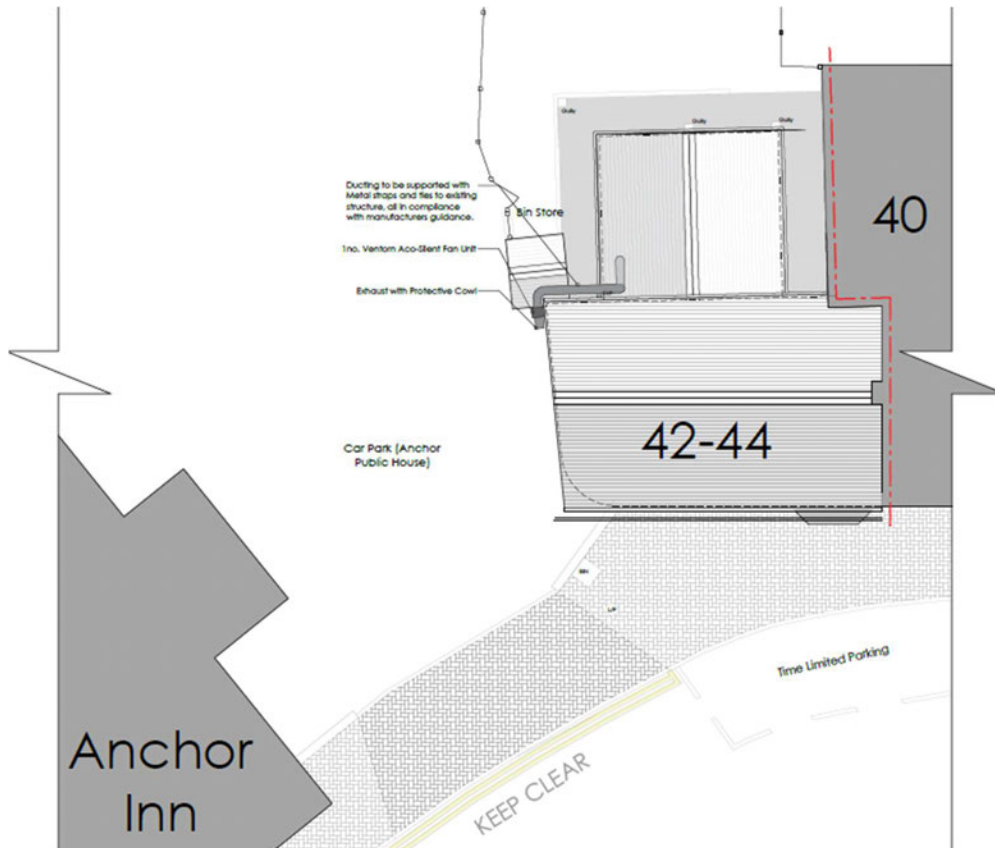


Figure 4 - Roof Plan showing the proposal (nts)

3.2. Design and Positioning

The extraction equipment has been positioned to balance three requirements:

- effective extraction and dispersal of cooking fumes;
- protection of neighbouring residential amenity; and
- minimisation of visual and heritage impact.

The ductwork is positioned towards the rear/side of the premises rather than on the principal High Street frontage (figure 4 refers)

The discharge point is located at high level (eaves height) to provide appropriate dispersal of cooking fumes and to reduce the likelihood of odour affecting neighbouring properties.

The location also reduces the risk of vandalism and limits the visibility of the installation from public areas.

The equipment is functional in nature and has therefore been located in the least visually sensitive part of the building consistent with its operational requirements.

3.3. Reversibility and Historic Fabric

The extraction system is a lightweight external intervention and is capable of removal. The works do not involve alteration to a listed building and do not require the removal of historic architectural features.

No historic fabric of a designated heritage asset has been removed as a consequence of the installation.

The proposal is therefore considered to represent a low-impact and reversible intervention.

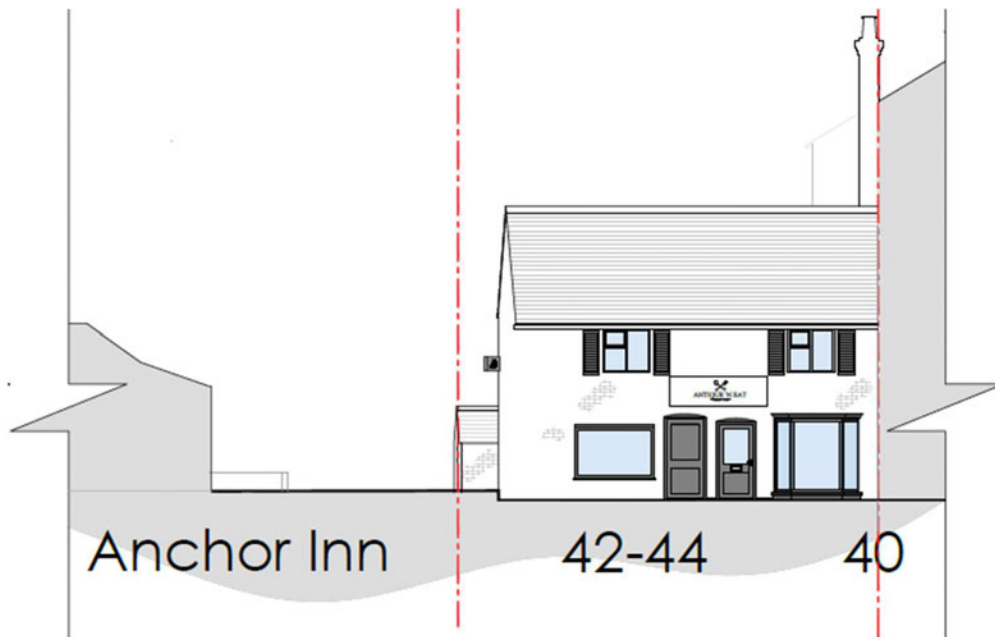


Figure 5 - Proposed Front Elevation (Street view) nts

4.0. Planning Justification

4.1. Retrospective Nature of the Application

The application is retrospective because the extraction system has already been installed.

The installation followed engagement with Horsham District Council Environmental Health in response to concerns raised by the immediate neighbour (no 40. The high Street) regarding cooking odours.

The applicant responded to those concerns by introducing an appropriate extraction, filtration and odour-control system.

The retrospective nature of the application is acknowledged. It is not intended to circumvent the planning process but to regularise an installation which was introduced to address an identified environmental and residential amenity issue.

The assessment in this statement therefore considers the works as existing and assesses their actual and potential effects on planning and heritage interests.



4.2. Need for the Development

The extraction system is required to support the operation of the commercial kitchen associated with the café/restaurant use.

The system provides a controlled means of extracting cooking fumes and managing odour.

Its installation followed concerns regarding odour affecting the neighbouring property.

The current arrangement provides an effective means of managing those emissions while allowing the established commercial use of the premises to continue.

The proposal is therefore considered necessary and proportionate to the operational requirements of the premises and the protection of neighbouring amenity.

4.3. Residential Amenity and Odour Control

The high-level discharge arrangement has been designed to facilitate appropriate dispersal of cooking fumes.

The associated filtration and odour-control equipment provides additional mitigation.

The installation therefore assists in preventing cooking odours from affecting nearby residential properties.

It is understood that since installation no further odour issues have been reported by the immediate neighbour.

The proposal therefore represents an improvement in the management of an identified amenity issue and is consistent with the requirement of HDPF Policy 33 to avoid unacceptable harm to the amenity of nearby occupiers.

4.4. Economic and Community Benefit

Antique n' Eat contributes to the vitality and diversity of the Storrington High Street.

The mixed café/restaurant and antique shop use provides:

- local employment and economic activity;
- additional footfall within the village centre;
- morning trade when some other premises are not open;
- a distinctive independent business within the High Street;
- support for the continued vitality and viability of the village centre; and
- a social and community function within the established commercial area.

Supporting the continued operation of an established local business is consistent with the objectives of the Horsham District Planning Framework in relation to the vitality and viability of existing retail and village centres.

The extraction system enables the café/restaurant use to operate with appropriate odour-control measures while protecting neighbouring amenity.



4.5. Consultation

Consultation undertaken in advance of the retrospective application includes engagement with Horsham District Council Environmental Health.

The extraction system was installed following concerns raised by the immediate neighbour regarding cooking odour.

Environmental Health advised that appropriate odour-control measures should be introduced. The applicant responded by installing the extraction and filtration system.

The installation has subsequently addressed the reported odour issue, with no further problems understood to have been reported by the neighbouring property.

The consultation undertaken can therefore be summarised as follows:

Consultees / parties	Nature of consultation	Response / outcome
Horsham District Council Environmental Health	Engagement concerning cooking odour and appropriate odour-control measures	Extraction and filtration system installed
Immediate neighbouring property (40 High Street)	Concerns raised regarding cooking odour	System introduced to address the issue; no further odour concerns understood to have been reported

4.6. Structural Considerations

The proposal does not involve structural alteration to the building.

The installation comprises external extraction equipment supported by minor brackets and fixings.

There is no proposed demolition, extension, alteration to the roof structure or modification of the primary structural frame.

On this basis, a structural survey is not considered necessary to understand the impact of the proposal.

The works are relatively minor and do not raise concerns regarding the structural stability of the building.



5.0. Heritage Assessment

5.1. Assessment Methodology

The heritage assessment has been undertaken in accordance with the principles of the National Planning Policy Framework and the requirements of Horsham District Council's local validation guidance.

The assessment considers:

1. the heritage assets affected by the proposal;
2. the significance of those assets;
3. the contribution made by their setting;
4. the contribution of the application site to the significance of the Conservation Area;
5. the nature of the proposed intervention;
6. the effect of the proposal on the significance of the heritage assets; and
7. the extent to which the design and positioning of the works avoid or minimise any potential harm.

The assessment is proportionate to the scale and nature of the works.

5.2. Significance of the Storrington Conservation Area

The Storrington Conservation Area derives its significance principally from the historic development of the village and the survival of its historic core.

Its character is established by the combination of:

- historic buildings and groups of buildings;
- varied architectural forms and periods;
- traditional materials;
- historic street pattern and development grain;
- the relationship between buildings and streets;
- historic commercial frontages;
- traditional shopfronts;
- public realm and boundary features;
- trees and landscape features; and
- important views within, into and out of the Conservation Area.

The High Street forms an important part of the historic and commercial character of Storrington.

The significance of the Conservation Area is not dependent upon every building within it being historic or listed. Rather, the character derives from the collective relationship between historic buildings, later buildings, streets, spaces, uses and townscape.

The application site contributes to this character through its position within the established High Street and its relationship with the surrounding historic buildings.



5.3. Contribution of 42 High Street to the Conservation Area

42 High Street is not itself a listed building.

Nevertheless, its location within the historic commercial core means that it forms part of the wider townscape of the Conservation Area.

Its principal contribution is through its relationship with the High Street and surrounding buildings rather than through individual architectural or historic significance as a designated heritage asset.

The principal High Street frontage is therefore of greater visual and townscape sensitivity than the rear/service areas of the premises.

The extraction equipment has been located away from the principal High Street frontage.

The proposal does not alter the established building line, shopfront, principal elevation, roof form or relationship of the premises with the High Street.

The works therefore preserve the site's existing contribution to the character and appearance of the Conservation Area.

5.4. Setting and Significance of Nearby Listed Buildings

The nearby listed buildings form part of the historic townscape surrounding the application site.

Their setting contributes to their significance through their relationship with the historic core, surrounding buildings, streets and established townscape.

The proposed extraction equipment does not physically affect any of the listed buildings.

It is located on the rear/service side of the application premises and does not alter the principal public-facing elevations of the nearby listed buildings.

The existing relationship between the listed buildings and the historic High Street therefore remains unchanged.

The extraction installation does not introduce a new building, alter the established street pattern or introduce a visually dominant element into the principal townscape..

5.5. Impact on Listed Buildings and their Settings

The proposal has been assessed in terms of both direct and indirect effects.

Direct physical impact

There is no direct physical impact on any of the nearby listed buildings.

No works are proposed to their fabric, elevations, roofs, windows, doors, boundaries or other historic features.

Visual impact



The extraction system is positioned to the rear of the application premises and is visually recessive.

The original statement records that there is no intervisibility between the extraction equipment and the identified nearby listed buildings. The equipment is therefore not experienced as part of the principal architectural composition of those assets.

5.6. Impact on the Conservation Area

The proposal does not materially alter the way in which the nearby listed buildings are experienced from Impact on the Conservation Area

The principal heritage consideration is the effect of the proposal on the character and appearance of the Storrington Conservation Area.

The proposed works are considered acceptable for the following reasons.

The High Street frontage is retained

No alterations are proposed to the principal High Street elevation.

The established commercial character of the frontage is therefore maintained.

The historic townscape remains legible

The extraction equipment does not alter the building line, street pattern or established relationship between buildings.

The installation is located in a visually less sensitive area

The ductwork is positioned towards the rear/service side of the premises rather than on the principal High Street frontage.

The intervention is modest in scale

The installation is ancillary equipment associated with the existing commercial use rather than a new building or substantial addition.

The intervention is reversible

The equipment can be removed without requiring substantial alteration to the building.

Important views are not affected

The proposal does not obstruct or materially alter identified public views within or across the Conservation Area.

Traditional architectural features are retained

No historic shopfront, roof form, windows, doors or other identified architectural features are removed or substantially altered.

For these reasons, the proposal is considered to preserve the character and appearance of the Storrington Conservation Area.



5.7. Archaeological Impact

The proposed works have no material archaeological impact.

There is no excavation or ground disturbance associated with the installation.

The works are confined to the existing building and its external elevations.

The proposal therefore has no identified potential to disturb below-ground archaeological deposits.

The assessment is proportionate to the nature of the development.

5.8. Mitigation and Heritage Benefits

Although the proposal is assessed as causing no harm to heritage significance, a number of design measures have been incorporated to minimise its visual and heritage impact.

These include:

- locating the equipment towards the rear of the premises;
- avoiding the principal High Street elevation;
- limiting the extent of external equipment to that required for the commercial kitchen;
- using a high-level discharge to provide appropriate odour dispersal;
- incorporating filtration and odour-control equipment;
- avoiding alterations to historic or visually important architectural features;
- maintaining the established High Street frontage;
- avoiding obstruction of important views; and
- retaining the ability to remove the installation if it is no longer required.

The installation therefore represents a proportionate response to an operational and environmental requirement while respecting the heritage context of the site.

6.0. Planning Policy Assessment

6.1. Planning (Listed Buildings and Conservation Areas) Act 1990

The application has been considered in relation to the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66(1) requires special regard to be given to the desirability of preserving a listed building or its setting when considering proposals affecting a listed building or its setting.

Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The proposal does not physically affect any listed building.



The assessment above demonstrates that the installation does not harm the setting or significance of the nearby listed buildings.

The proposal also preserves the character and appearance of the Storrington Conservation Area by avoiding the principal High Street frontage, retaining the established townscape and locating the equipment in a visually recessive rear/service location.

The proposal is therefore considered consistent with the statutory heritage duties.

6.2. National Planning Policy Framework

The National Planning Policy Framework requires applicants to describe the significance of heritage assets affected by development, including any contribution made by their setting.

The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposal.

This statement identifies:

- the Storrington Conservation Area;
- the nearby Grade II listed buildings;
- the contribution of the historic core and High Street to significance;
- the relationship between the site and surrounding heritage assets;
- the nature and extent of the proposed works; and
- the resulting impact on heritage significance.

The NPPF also requires heritage significance to be taken into account when assessing development proposals so that conflict between development and heritage conservation is avoided or minimised.

In this case, the location and design of the extraction system minimise the potential for heritage impact. The proposal does not result in harm to the significance of the designated heritage assets.

6.3. Horsham District Planning Framework – Policy 33

Policy 33 seeks to ensure that development conserves and enhances the natural and built environment. Of particular relevance are the requirements to:

- avoid unacceptable harm to the amenity of nearby occupiers;
- ensure an appropriate scale and appearance;
- respond sympathetically to surrounding buildings, routes and views; and
- respect the character of the surrounding area.

The proposal accords with these requirements.

The extraction system is modest in scale, ancillary to the existing commercial use and positioned towards the rear of the premises.

The high-level discharge and filtration system assist in protecting neighbouring residential amenity. The installation does not materially affect the character of the High Street or important views within the Conservation Area.



The proposal is therefore considered consistent with Policy 33.

6.4. Horsham District Planning Framework – Policy 34

Policy 34 relates specifically to cultural and heritage assets and managing change within the historic environment.

The policy requires proposals affecting heritage assets to make reference to the significance of the asset, have regard to relevant character statements and best practice, respond appropriately in terms of siting, scale, form and design, preserve the setting of heritage assets and appropriately consider archaeological interest.

This statement has assessed the proposal against those considerations.
The proposal:

- recognises the significance of the Storrington Conservation Area;
- has regard to the Storrington Conservation Area Appraisal and Management Plan;
- identifies the nearby listed buildings;
- considers their setting;
- avoids alteration to listed building fabric;
- retains the principal High Street frontage;
- uses a discreet rear/service location;
- is modest and reversible;
- does not affect important views;
- does not require ground disturbance; and
- causes no identified harm to the significance of the heritage assets.

The proposal is therefore considered to accord with the objectives and requirements of Policy 34.

6.5. Horsham District Planning Framework – Policy 12

Policy 12 seeks to sustain the vitality and viability of existing retail and village centres and recognises the role of centres such as Storrington in providing a focus for community life, retail, leisure and other activities appropriate to their scale and character.

Antique n' Eat contributes to the vitality and diversity of Storrington High Street.

The extraction system supports the continued operation of the established café/restaurant use and assists in resolving an identified odour and amenity issue.

The proposal therefore supports the continued vitality of the village centre and is consistent with the objectives of Policy 12.



7.0. Overall Planning and Heritage Balance

The proposal represents a small-scale and necessary intervention associated with an established commercial use within the Storrington Conservation Area.

The principal considerations are:

Heritage

The site is within the Storrington Conservation Area and close to several Grade II listed buildings. The proposal does not alter any listed building.

The extraction equipment is positioned towards the rear of the premises and does not affect the principal High Street frontage.

The installation does not materially alter the way in which the nearby listed buildings are experienced or affect their significance.

The character and appearance of the Conservation Area are preserved.

Design

The installation is modest, functional and appropriately positioned.

The location responds to the operational requirements of the extraction system while minimising visual prominence.

Amenity

The extraction and filtration system provides appropriate control of cooking odours and assists in protecting neighbouring residential amenity.

Economic and community considerations

The installation supports the continued operation of an established independent business which contributes to the vitality, diversity and footfall of the Storrington High Street.

Reversibility

The installation is capable of removal and does not require significant intervention to historic fabric.

Archaeology

No excavation or ground disturbance is proposed and there is therefore no identified archaeological impact.

Taken together, these considerations demonstrate that the proposal represents a proportionate response to an operational requirement and that the heritage and amenity implications have been appropriately addressed.



8.0. Conclusion

This Planning & Heritage Statement has been prepared to accompany the retrospective planning application for the external kitchen extraction system at Antique n' Eat, 42 High Street, Storrington.

The assessment identifies the relevant heritage assets and considers their significance and setting in accordance with national planning policy and Horsham District Council's validation requirements.

The proposal comprises a relatively minor and reversible external intervention to an existing commercial building.

The installation:

- is located towards the rear/service side of the premises;
- avoids the principal High Street frontage;
- does not involve demolition or extension;
- does not physically affect any listed building;
- does not result in the loss of identified historic fabric;
- does not obstruct important views;
- is visually recessive and appropriately scaled;
- provides effective extraction and odour control;
- assists in protecting neighbouring residential amenity;
- supports the continued operation of an established local business;
- involves no ground disturbance and has no identified archaeological impact; and
- remains capable of removal if no longer required.

The assessment concludes that the proposal:

1. Preserves the character and appearance of the Storrington Conservation Area;
2. Causes no harm to the significance or setting of the nearby Grade II listed buildings;
3. Responds appropriately to the historic and architectural context of the site;
4. Provides an appropriate response to an identified residential amenity and odour-control issue;
5. Supports the vitality and viability of the Storrington village centre; and
6. Represents a proportionate, low-impact and reversible intervention.

The proposal is considered to accord with the relevant statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, the heritage policies of the National Planning Policy Framework and the relevant policies of the Horsham District Planning Framework, including Policies 12, 33 and 34.

The proposal should therefore be considered acceptable in both planning and heritage terms and is recommended for approval.

