Car Port and Green Shed at The Old Cart Shed, The Street, Slinfold

Heritage Assessment

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1) Introduction

This report will describe the significance of any heritage assets affected, including any contribution made by the setting, as required by Para. 128 of the National Planning Policy Framework (NPPF, updated 2026).

It will assess the significance of the heritage assets using Historic England guidance, The Setting of Heritage Assets (2017 2nd Edition), in accordance with its preferred five-step procedure: identify, assess, and explore the significance of the setting, and consider the proposals in relation to it.

The report will examine the relationship between the car-port structure, the recently refurbished barn (The Old Cart Shed) at Old House Farm, and the setting of the former farmstead, and consider the historic significance of these assets. It will examine in detail the proposed development and any adverse effects upon the significance of the heritage assets, with particular reference to the NPPF (2026) and Historic England guidance.

The proposed development will show that it has taken full account of Para. HE5 of the NPPF, which states that "Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance"

2) Description & Setting

The carport structure, to which this application applies, is within the curtilage of the recently converted barn building known as the The Old Cart Shed. The Old Cart Shed was originally part of Old House Farm. Planning Permission was awarded in July 2020, via Appeal (APP/Z3825/W/20/3245866), for the conversion of the barn building for use as a self-contained two-bedroom dwelling.

Old House Farm is situated to the East of The Old Cart Shed curtilage; it is a Grade II listed former farmhouse. Old House Farm is located within the village of Slinfold, to the north of The Street. Geographically, the village of Slinfold is situated just the east of Stane Street, the historical Roman road linking London (Londinium) with Chichester (Noviomagus).

The setting of the Grade II listed former farmstead of Old House Farm is made up of a number of smaller outbuildings in and around its associated curtilage and although some are non-designated heritage assets, these would be described as curtilage listed buildings (see 3.3). It is therefore important to consider them and their respective significance in association with the overall setting of the Grade II listed building and account for any meaningful contribution they may make to it.

The curtilage of Old House Farm is set in a rural landscape, within the Slinfold Conservation Area, with open farmland directly abutting the northern boundary. A smattering of other dwellings are situated to the west, south and east of the former farmhouse and have historically

built up around Old House Farm (see 3.1). The extent of this setting should be considered in relation to the significance of the Grade II listed building and an understanding made of its historical context, merit and contribution to the historic building, with particular focus on any impact from the proposed development.





3) Assessment of Significance

3.1

Old House Farm is a Grade II listed building and dates from the 16th Century. It was first listed as a designated heritage asset on the 22 September 1959. The building is constructed from a timber frame with 18th Century brick infilling on the ground level and 19th Century first floor tile hanging with fishscale tiles. The principle southern section of the building is finished off with a Horsham slab roof and the more northerly portions of the building with tiles. The building uses white painted wooden casement windows, single pained with central glazing bars. It is set over two storeys with a single square dormer window visible on the south facing elevation. There is a 20th Century porch facing south finished in a mock-Tudor style.

The dwelling has been further extended to the north using a similar architectural style to match, which probably dates from the 19th Century. Historically, the dwelling was part of a farmstead that included the barn to the west and the range of former stables. Old House Farm was the principle manor at Slinfold, and predates the other historic houses in the village. Given its proximity to the Roman road Stane Street, it is likely that the existing 16th Century house was built on the site of an earlier house. Old House Farm is also located besides the water brook that runs past it and with a good mixture of arable land around it making it an ideal location for a historic settlement.

Any development proposals should be mindful of the historic context of Old House Farm and its former farmstead and seek to ensure that the significance of this is protected or better revealed (see 4.3).

3.2

The barn at Old House Farm, the ‘Old Cart Shed,’ dates from the 17th Century and is the second oldest building within the setting, having been built after the former farmhouse. The outer cladding of the barn has been entirely renewed and an extension created as part of the recent refurbishment of the barn. The historic timber frame of the barn survives and was restored and

repaired as part of the refurbishment. The tie beams and purlins are original as are the crown posts and cill around the base

The barn retains its overall formation, including the original bay layout. The roofing rafters are all original, although the roof has been replaced and retiled

3.3

The barn and former farmhouse share a historic setting with Hall Land within the Slinfold Conservation Area. The listing description specifically refers to the dwellinghouse; the converted barn and associated outbuildings can be treated as non-designated heritage assets, and their contribution to the setting of the listed building should therefore be fully considered.

The barn and former stables are situated off to one side, away from the former farmhouse, as these buildings would have been part of the working part of the farm and therefore separate of the main dwellinghouse. This layout is typical of many historic farmsteads and denotes the importance of the former owners of Old House Farm, who could evidently afford to site the outbuildings of the farm further away from the main farmhouse.

Old House Farm and its associated curtilage forms an important part of the setting of the Conservation Area and any development proposal should be mindful of this and seek to avoid any visual impact that could be considered detrimental.

The only other heritage asset situated within the setting of the proposal is the Grade II listed building of Hall Land, an 18th Century Georgian styled red brick building with sash windows, set over two storeys with a hipped roof. The bulk of this building is concentrated to the south, facing away from Old House Farm and the northern boundary abutting The Street is screened behind a well-established wall of vegetation and trees, with limited glimpses to Old House Farm. Whilst the house is within the setting, the development proposals would not harm the listed building or result in any loss of significance or impact its setting.

4) Impact Assessment

4.1

The carport building that is to be converted is not of heritage significance; it was constructed following the award of planning permission in 2020. Its conversion has no impact on the fabric of the Listed Old House Farm, and it is located in a separate curtilage associated with the converted barn, The Old Cart Shed.

Only the impact on the setting of the listed building needs to be considered. The enclosure of the carport will not be visible from Old House Farm. The roof form will remain the same; the southern side enclosure will be featherboard to match existing. The west elevation will face the The Old Cart Shed and will include matching windows and feather boarding; the scale and mass of the building is unaltered.

4.2

The proposals are mindful of Historic England guidance The Setting of Heritage Assets (2017) which states that ‘setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance’ of a heritage asset. The proposals are respectful of the historic origins of the setting as a former farmstead and will not have any adverse effects upon the buildings around it or the wider setting or the 16th Century house itself.

5) Conclusions

5.1

The proposal is supportive of Old House Farm’s status as a Grade II listed building, as being “of special interest, warranting every effort to preserve its fabric and setting” (Historic England, 2017). The proposal has therefore meet the requirements of Para HE6 of the NPPF (2026) to consider the impact of the proposal on a heritage asset in accordance with the significance of the heritage asset.

5.2

The proposal will have a neutral impact upon the setting of Old House Farm as a whole. The proposals are confined to the carport structure and the overall improvements will be contained and are not visible from the road or any adjoining properties. The proposed development has been mindful of Historic England guidance ‘The Setting of Heritage Assets’ (2017) and is capable of preserving those elements of the historic setting that are most important to the significance of the listed building and its setting.

