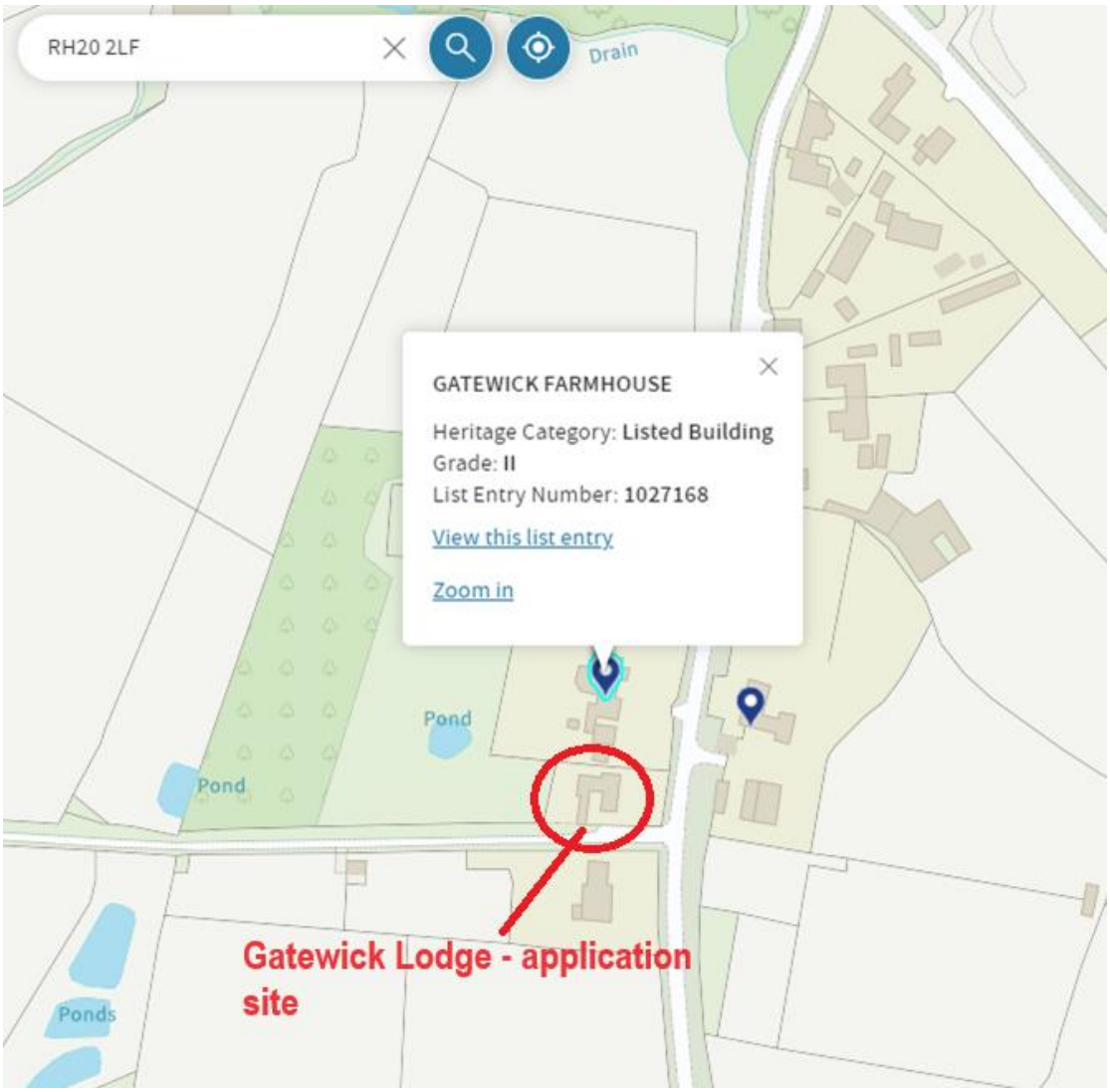
HERITAGE STATEMENT to be read in conjunction with drawings submitted for:

'GATEWICK LODGE', BROADFORD BRIDGE ROAD, WEST CHILTINGTON, PULBOROUGH, RH20 2LF

Householder application for extensions



Heritage considerations - Site and Proposal:

Gatewick Lodge itself is not Listed. It has benefitted from extensions in the past. The proposed development (plan extracts reproduced further on in statement) including for an additional floor employs good architectural detailing to ensure that the proposed development enhances the existing property and remains in character with the area.

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The Heritage statement in this instance serves to provide reassurance that the setting of GATEWICK FARMHOUSE to the immediate north and CLAYES FARMHOUSE on the opposite side of the road to the east won't be affected.

Site is located within countryside but no other statutory designations. The site is within a semi- rural area characterised by farms and individually designed dwellings.

The site circled red above and below where the development is proposed is not readily visible from public vantage points being screened by the adjoining mature boundary trees and hedging. The existing separate access which serves the stables and paddocks will be used to serve the proposed development.





The relevant extracts from the National Planning Policy Framework 2023 in relation to '**Conserving and enhancing the historic environment**' are reproduced below; traffic light highlighting added with regards to compliance with relevant policy criteria.



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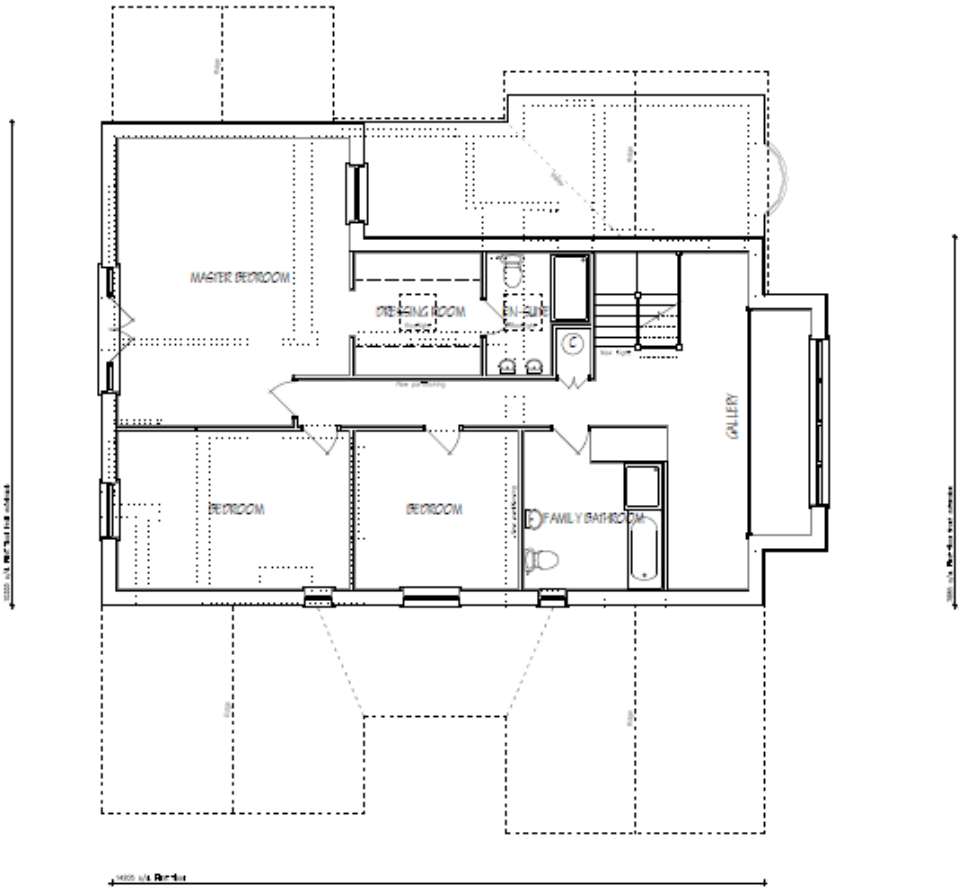
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Proposals affecting heritage assets

200. In determining applications, local planning authorities should require an applicant 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 assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.** As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. **They should take this into account when considering the impact of a proposal on a heritage asset, to**

avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203. 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.

Considering potential impacts

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

208**. 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.

Conclusion

Taking all the entirety of the planning considerations into account it is concluded that the proposal "would not be read in direct juxtaposition with the Listed Building" and as such when, ***'weighed against the public benefits of the proposal, the proposal will lead to less than substantial harm to the significance of a designated heritage asset'.***

Thank you in advance of your balanced consideration of the proposed application.

Please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.

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APPENDIX 1 – Listed Building entries for GATEWICK FARMHOUSE and CLAYES FARMHOUSE

GATEWICK FARMHOUSE

Official list entry
Heritage Category: Listed Building Grade: II
List Entry Number: 1027168
Date first listed: 08-May-1980
List Entry Name: GATEWICK FARMHOUSE, BROADFORD BRIDGE ROAD
District: Horsham (District Authority)
Parish: West Chiltington
National Grid Reference: TQ 09589 21328

Details
WEST CHILTINGTON BROADFORD BRIDGE ROAD 1. 5404 Gatewick Farmhouse TQ 02 SE 2/454

II

2. C17 or earlier timber-framed house refronted with red brick and stone on ground floor but with some timbering and plaster infilling exposed above. Tiled roof. Casement windows. Two storeys. Four windows. Modern addition to east.

Listing NGR: TQ0958921328

CLAYES FARMHOUSE

Official list entry
Heritage Category: Listed Building Grade: II

List Entry Number: 1182170
Date first listed: 08-May-1980

List Entry Name: CLAYES FARMHOUSE, BROADFORD BRIDGE ROAD
District: Horsham (District Authority)
Parish: West Chiltington

National Grid Reference: TQ 09637 21318

Details
WEST CHILTINGTON BROADFORD BRIDGE ROAD 1. 5404 Clayes Farmhouse TQ 02 SE 2/453

II

2. C17 or earlier timber-framed building with timbering exposed in north wall but refronted with painted brick. Modillion eaves cornice. Hipped tiled roof. Casement windows. Two storeys. Four windows.

Listing NGR: TQ0963721318