The Cherry Tree Inn
Faygate
Horsham

Statement of Significance



Kevin Morris Heritage Planning Ltd.
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Contents

Page

5. 1. Introduction

5. Purpose and structure of this report

5. Methodology and limitations

5. 2. The Cherry Tree and its Context

13. 3. Relevant Planning Background

14. 4. Heritage Designation

15. 5. Historical Development

15. Context

16. The Building

20. 6. Statement of Significance

21. Archaeological Interest and the Building.

22. Architectural and Artistic Interest

22. Historic Interest

23. Setting

25. 7. Planning Policy Context

25. National Planning Policy Framework (NPPF)

26. Historic England's national planning guidance

26. Local Planning Policies

27. 8. Conclusion

LIST OF FIGURES

Fig. 1. Extract from a plan prepared by Morgan Carey Architects identifying the site and its immediate surroundings.

Fig. 2. The south-east or principal elevation clearly illustrating the original three bay timber framed section of the house.

Fig. 3. View looking south-west.

Fig. 4. The rear additions

Fig. 5. The south-east (principal) elevation (top), the rear elevation (middle) south-western elevation (above left) and north-eastern elevation (above right). Source: Morgan Carey Architects.

Fig. 6. The ground floor (top) and first floor plans. Source: Morgan Carey Architects.

Fig. 7. The ingle and adjacent bay. Possible remnants of the cross-passage screen exist which currently forms the separation between the bay and bar.

Fig. 8. View looking south through the bar and into the later southern bay.

Fig. 9. The adjacent lounge area to the rear of the ingle and stack within the single storey element to the north. Part timber framed the ceiling is a modern insertion as is the door into the adjacent store. The front and rear walls appear to be later work also.

Fig. 10. The ingle. The location of the ceiling beam and joists with the fireplace and stack together with the stepped stop chamfers suggest the same date of construction and insertion.

Fig. 11. The fireplace in the southern bar area and evidence of a former opening in the rear (northern) wall.

Fig. 12. The first floor living room at the northern end of the building. The ceiling joists are modern and reflect a late intervention creating a loft are and obscuring evidence of the earlier bays.

Fig. 13. The landing and stairs.

Fig. 14. Although of relatively poor quality the images above are taken within the middle bay of the timber frame section. This illustrates the earlier roof frame together with the insertion of a later roof and series of partitions between bays at this level.

Fig. 15. Images within the later roof space (south-western bay) with an opening created witin the framwork. The structure appears relatively crude. Further detailed research could enable increased understanding.

Fig. 16. Left: A ceiling beam running from front to back of the building and delineating the location of a junction between bays and showing evidence of a former screen. The stepped stop to the right can be seen to the bottom right of the image which is the beam located above the ingle.

Fig. 17. (Left) The earlier stack at the northern end of the building noting its separation from the timber frame at higher level. (Right) The later southern bay and stack.

Fig. 18. Constables in the second half of the 19th Century. A separate range is to its north together with another building range to the south east. The current car park appears as an orchard and land to the south occupied by buildings and their surroundings are cultivated.

Fig. 19. By the 1930s the building had become a brewhouse (around the late 19th Century or early 1900s) with the site developed and building extended in response to its use as a beer house. The earlier three and then four bay building is still visible together with the single storey northern range.

Fig. 20. The late additions to the inn to create toilets, kitchen and cellar.

Fig. 21. View looking north-east along the former Crawley Road, now feeder lane to the inn and adjacent properties. The dual carriageway can be seen to the left of the image which has eroded the former rural nature and character of its setting.

Fig. 22. View looking east from outside the inn.

Fig. 23. View looking south-west across the pub garden, the building currently obscured by later structures.

Fig. 24. Two sequential views from the public footpath to the north of the building and site illustrating the ability to see and appreciate the building reduces within relatively close proximity to the site.

1. Introduction

Purpose and structure of this report

1.1 Kevin Morris Heritage Planning Ltd. has been appointed by Hall & Woodhouse to provide a Statement of Significance for The Cherry Tree Inn, Faygate, Horsham. The purpose of this report is to examine the historic development of the building and provide an analysis of its significance (overall and component parts) including its setting.

1.2 This document comprises eight sections: This introduction (1.0); The Cherry Tree and its Context(2); Relevant Planning Background (3): Heritage Designation (4); Historical Development (5); Statement of Significance (6); Planning Policy Context (7); and Conclusion (8).

Methodology and limitations

1.3 This report is based on archival, primary and secondary sources. A site visit was made to the site in spring 2019.

2. The Cherry Tree and its Context

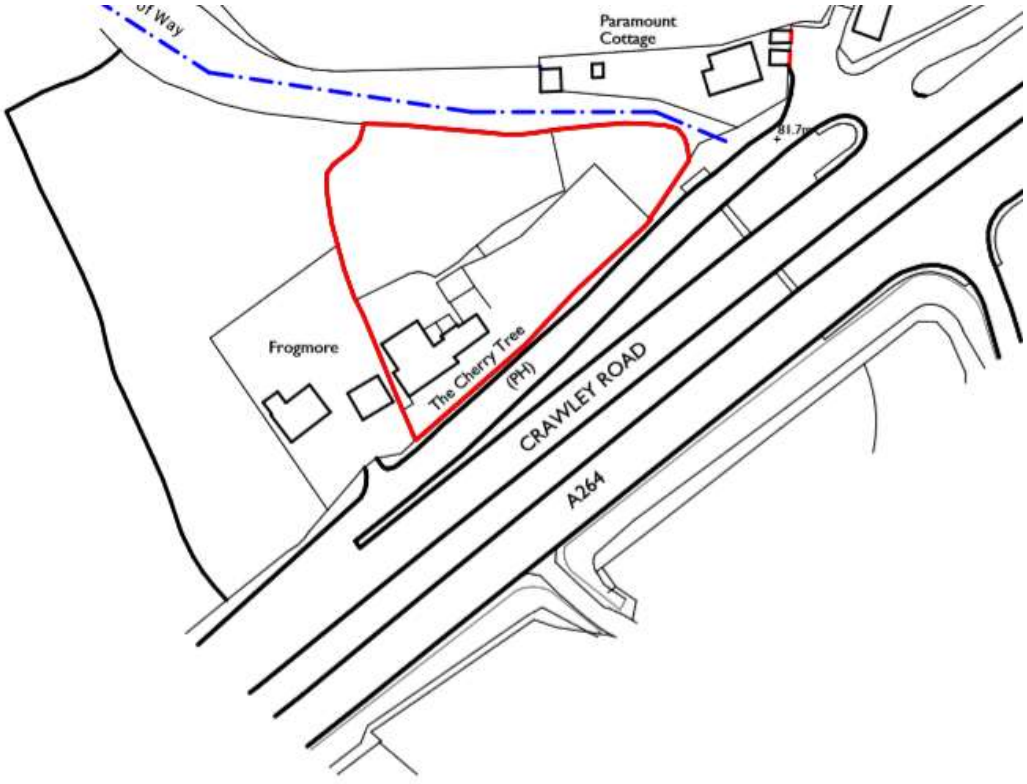

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Fig. 1. Extract from a plan prepared by Morgan Carey Architects identifying the site and its immediate surroundings.

2.1 The Cherry tree Inn is situated on the north side of the Crawley Road, the A264, a dual carriage way acting as a ring road around the nearby town of Horsham. A separate (the former historic route) access services the Inn and adjacent properties from the dual carriageway. To the north-east of the Inn is Paramount Cottage which is situated beyond the Cherry Tree's car park and to the immediate south-west is Frogmore, a detached residential property. In addition to the car park, the premises also benefits from a large garden currently divided into commercial space acting as a pub garden as well as private amenity space. A public footpath exists to the north east of the Cherry Tree, following its rear boundary and the land beyond is largely agricultural reflecting the historic agrarian character of the area although the former rural nature of the site has been severely impacted by the dual carriageway which has detracted significantly from the rural setting and context of the Inn.

2.2 The building itself is relatively modest currently comprising a simple four bay two-storey building with tiled roof and two chimney stacks, the principal stack at the north-western end. Three bays are timber framed with render or brick panels and the fourth, the south-western bay, is largely brick built. The principal elevation faces south-east and contains the main entrance into the Inn via a projecting single storey clay tiled bay. To its south west is a single storey part glazed part clay tiled verandah providing shelter and porch to a secondary access and seating area.



Fig. 2. The south-east or principal elevation clearly illustrating the original three bay timber framed section of the house.

2.3 To the north east of the main building are additional single storey extensions in two phases. The element attached to the two-storey building is part timber framed (northern wall) and in part at least relatively early (although altered both externally and internally). This extension partly envelopes the stack and ingle. A small chimney stack is located at the junction between the two single storey elements.



Fig. 3. View looking south-west.

2.3 At the rear of the building the property has been extended in the 20th Century to provide additional facilities, primarily the male and female toilets, kitchen and cellar serving the Inn. The main pitched roof section of this extension runs parallel with the rear of the building with an additional flat roofed extension which connects with the Inn leaving the principal roof of the historic building undisturbed. Additional container type structures have also been added within the garden to provide additional storage facilities.



Fig. 4. The rear additions



Fig. 5. The south-east (principal) elevation (top), the rear elevation (middle) south-western elevation (above left) and north-eastern elevation (above right). Source: Morgan Carey Architects.

2.4 Internally the two-storey element is divided into four bays. The northern most bay is serviced by a large ingle and has a lower floor level than the main bar area which sits within the middle two bays. Access via the northern side of the ingle and stack enables use of the single storey extension as additional public space which in turn also provides access to additional accommodation currently used as storage (the northern most extension). The southern most bay (later addition) also contains a small 20th century fireplace and additional seating area. To the rear of the historic core is the later extension which provides toilets, cellar and kitchens. The stair to the first-floor accommodation is located to the rear of the existing bar.

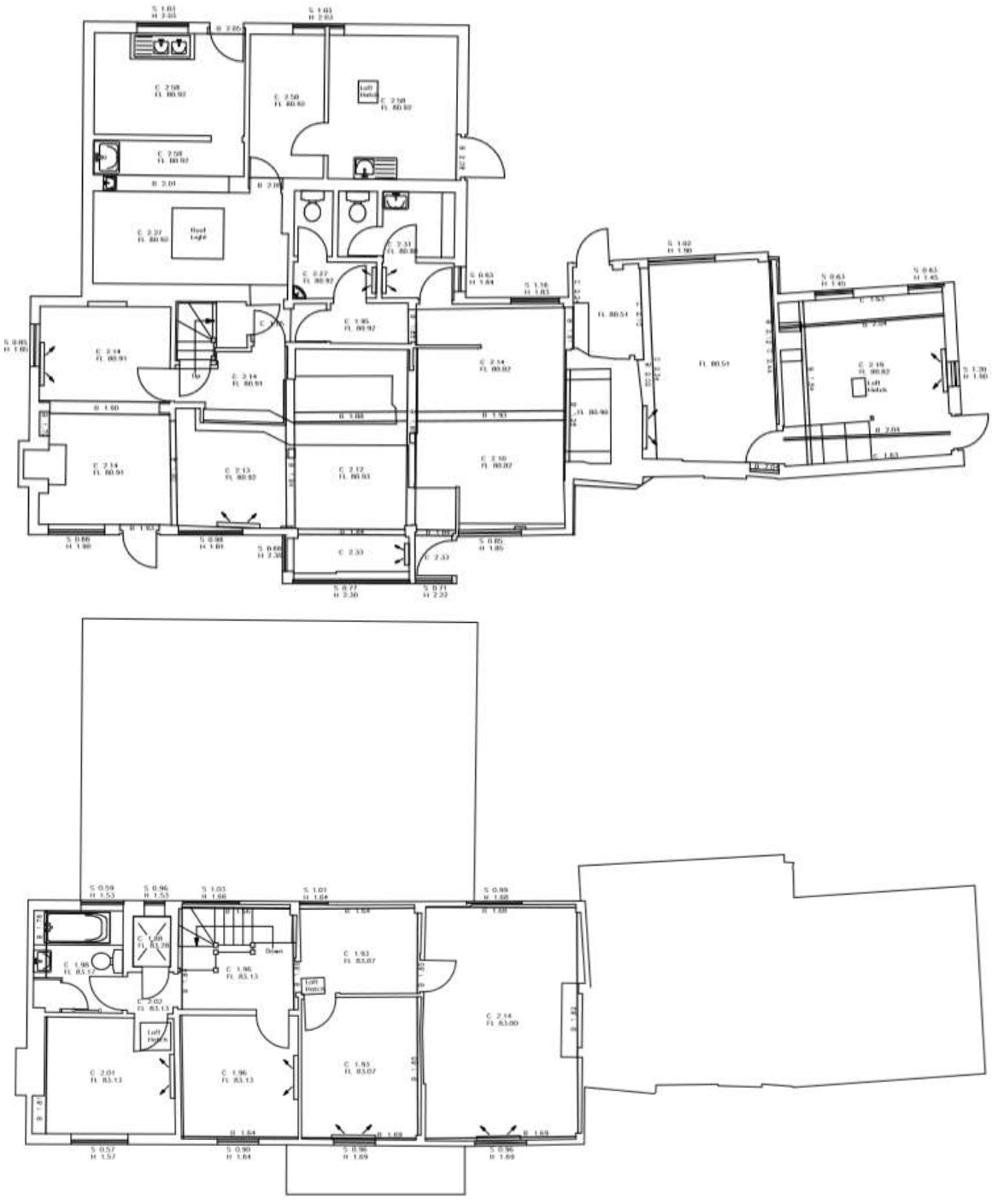

Fig. 6. The ground floor (top) and first floor plans. Source: Morgan Carey Architects.



Fig. 7. The ingle and adjacent bay. Possible remnants of the cross-passage screen and bay junction exists which currently forms the separation between the bay and bar.



Fig. 8. View looking south through the bar and into the later southern bay.



Fig. 9. The adjacent lounge area to the rear of the ingle and stack within the single storey element to the north. Part timber framed the ceiling is a modern insertion as is the door into the adjacent store. The front and rear walls appear to be later work also.



Fig. 10. The ingle. The location of the ceiling beam and joists with the fireplace and stack together with the stepped stop chamfers suggest the same date of construction and insertion.



Fig. 11. The fireplace in the southern bar area and evidence of a former opening in the rear (northern) wall.

2.5 At first floor the accommodation is contained within the historic core of the building and comprises three bedrooms, living room, bathroom and separate shower. The historic bays are still evident and influence the layout of the accommodation.



Fig. 12. The first floor living room at the northern end of the building. The ceiling joists are modern and reflect a late intervention creating a loft are and obscuring evidence of the earlier bays.



Fig. 13. The landing and stairs.

3. Relevant Planning Background

3.1 The District Council's Planning history reveals the following recent applications for the Cherry Tree Inn (not including advertisement applications):

DC/04/2468

Demolition of existing extension and erection of Single, 2-Storey and 3-Storey rear extension, improvements to access, provision of new car park and associated landscaping.

Refused

DC/04/2470

Demolition of existing extension and erection of Single, 2-Storey and 3-Storey rear extension, improvements to access, provision of new car park and associated landscaping (Listed Building Consent)

Refused

DC/05/3024

Change of use from public house to residential dwelling

Refused

DC/05/3003

Demolition of existing extension and erection of single, 2-storey and 3-storey rear extension, improvements to access, provision of new car park and associated landscaping

Refused

DC/05/3004

Demolition of existing extension and erection of single, 2-storey and 3-storey rear extension, improvements to access, provision of new car park and associated landscaping (Listed Building Consent)

Refused

DC/07/2835

Demolition of modern extension at rear and removal of outbuildings and stores, replace with an extension to bar with trade kitchen and toilet for disabled on ground floor and a semi basement containing toilets and cellar and landscaping and works to car park.

Approved

DC/07/2836

Demolition of modern extension at rear and removal of outbuildings and stores, to be replaced with an extension to bar with trade kitchen and toilet for disabled on ground floor and a semi basement containing toilets and cellar, landscaping and works to car park (Listed Building Consent)

Approved

4. Heritage Designations

4.1 The Cherry Tree has been statutory listed by Historic England. The list description is as follows:

II

2. C16 timber-framed building with plaster and painted brick infilling, one window bay entirely of painted brick added at south-west end. Tiled roof. Casement windows. Modern bay and verandah built out on ground floor. Two storeys. Four windows.

5. Historical Development

Context

5.1 The villages of Colgate and Faygate are situated in the high weald of Sussex, some 4 miles north-east of Horsham and in the midst of St. Leonards Forest, falling within Colgate Parish. The parish covers an area of some 2,243 hectares. The Colgate Parish Council pages suggests that many possibilities exist for the origin of the Colgate village name, the most likely being a reference to the charcoal burners and the Wealden iron industry which had flourished in the area from pre-Roman times. A direct connection may even have been from Godelene de la Collegate who was recorded to live in the area in 1276, from the local Horsham tax roll of that date. The family name means 'the charcoal dweller that lives by the gate', the ‘gate’ as with Faygate, being one of the many forest gates that would have protected access through the medieval deer parks which once existed at Roughey (Roffey), Beaubush (Bewbush) and at Shelley to the north.

5.2 The West Sussex Landscape Character guidelines accessed via the Historic Environment Record provide further context for the exiting building and site. This makes clear that the Inn is located within the Low Weald Character Area which forms a quintessentially medieval landscape. The Low Weald lies north of the Wealden greensand forming a horseshoe shape around the High Weald. The landscape is described as being small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. Mature hedge and field trees (typically oak) are a common feature of this landscape with oak-hazel and hornbeam coppice occurring as a traditional and ancient stand type. This intricate pattern was gradually formed over the ages by piecemeal woodland clearance which began in the 12th and 13th centuries.

5.3 Permanent settlement and farming in the Low Weald occurred much earlier than in the neighbouring High Weald but maintains its overriding rural and intimate character created by its ‘hand-made’ medieval landscape features. There is a historic settlement pattern of scattered farmsteads and hamlets often located along lanes or clustered around the edges of commons. There is a high density of dispersed farms of medieval origin, generally isolated and associated with small land holdings of woodland and assarts.

5.4 The Victoria County History for Sussex (Volume 6, Part 3) states that as in other parishes in the Weald, several settlements in Rusper originated as outliers of manors in the south of the county. Gotwick in the north-east, for instance, seems from its name to have been an outlying settlement, perhaps specializing in goat breeding. Besides surviving medieval houses on isolated sites mentioned elsewhere, Saykers, south-west of Lambs Green, is a three-bayed, apparently 15th-century house extended in the 19th century, and Baldhorns Park, south of Rusper village, is a small medieval house much enlarged at the same period. Scattered settlement remained typical of the parish in later times, and many isolated 16th- or 17th-century timber-framed houses survive, for instance Porter's Farm near Friday Street in the west, Caryll's Lea Farm, the former Faygate Farm and the Cherry Tree Inn.

5.5 The Historic environment record also reveals two areas to the north of the Cherry Tree Inn and the railway line as an area of known for its post medieval iron industry. The land immediately south of the property as St. Leonard's forest, a multi-period area of industrial activity. There is no archaeological designation for the site of the Cherry Tree Inn.

The Building

5.6 The building is described within the statutory list description as dating from the 16th Century. Previously called Constables, examination of the fabric would appear to confirm this date. Although a more detailed analysis of the fabric would reveal more precise dating (e.g. dendrochronology) examination of the roof frame reveals three main phases of development of the two-storey element. Within the timber framed section, the roof contains what appear to be the remains of a smoke blackened frame. This suggest origins as a possible open hall with a single range (this type of dwelling going out of fashion during the second half of the 16th Century - Harris 1978) with the main features of this type of building being an entrance directly from the exterior to the interior hall usually via a passage running between a pair of opposing doorways (note the existing entrance and rear entrance openings within the northernmost (and larger) bay. On one side of the passage would be entrances into the service accommodation at the lower end of the house and on the other side of the passage there was usually a screen dividing it from the hall. Little evidence appears to remain from this period other than the bay arrangement and part of the roof frame.

5.7 It is assumed that the hall was then altered to insert a first floor and additional series of spaces (it is not clear at this stage if the hall also originally contained an upper chamber at the service end although further research may reveal evidence of such a space). Within the roof space a later series of timber framed partitions with wattle and daub infill panels are in evidence which sit below the remains of the earlier (and visually darker) roof frame. It is probable that during this phase of construction the chimney stack and ingle were added to the north-eastern wall heating the main living space, the usual practice in post-medieval houses, although the cross passage (as suggested at least by the existing plan and framework) may have been maintained. Stepped runout stops exist within the earlier part of the building reinforce this view (see Fig. 10). Whilst stops should only be used as a general guide, the shallow stepped stop tended to supersede the straight cut stop or diagonal-cut stop which were commonly found in medieval and 16th Century contexts (but occasionally turn up in much later buildings (Hall 2005) reinforcing the post-medieval gentrification of the building and probably during the later 16th or 17th Century.



Fig. 14. Although of relatively poor quality the images above are taken within the middle bay of the timber frame section. This illustrates the earlier roof frame together with the insertion of a later roof and series of partitions between bays at this level.



Fig. 15. Images within the later roof space (south-western bay) with an opening created witin the framwork. The structure appears relatively crude. Further detailed research could enable increased understanding.



Fig. 16. Left: A ceiling beam running from front to back of the building and delineating the location of a junction between bays and showing evidence of a former screen. The shallow stepped stop (and seen elsewhere within this part of the building) to the right can also be seen to the bottom right of the left-hand image which is the beam located above the ingle.

5.8 With regard to the chimney and ingle, although brick and stone chimneys became a feature of houses in the second half of the sixteenth century, they were not generally built until rather later. In the transition from open halls to the provision of stacks, alternatives were explored and used comprising smoke bays or smoke hoods, the latter of which were fire hazards due to their timber construction. Initial findings suggest that

the building didn't contain either of these options although further exploration and examination of the roof timbers would provide further information. However, it was normal that if a timber frame house was intended to contain a masonry chimney, the frame would usually be designed to allow space for it; in this case it would appear from its separation and general relationship with the frame that it is a later although still early modification to the property. It is likely that the creation of the ingle and stack required the part removal of a possible attached service building to the north which was then further modified as suggested by the coursing and nature of the brickwork which is of a later date than that used in the construction of the stack.



Fig. 17. (Left) The earlier stack at the northern end of the building noting its separation from the timber frame at higher level. (Right) The later southern bay and stack.

5.9 In addition to modification of the timber frame, an extra bay was added to the south of the building at some stage. This has been constructed using brick and although not entirely clear, it appears that this was constructed using Flemish garden wall bond or Sussex bond. Flemish bond was the most popular traditional form of brick bonding from the late 17th century onwards with the use of burnt brick headers being popular (see stack and north wall of the single storey bar area). The garden wall or Sussex bond has in fact rarely been historically used on garden walls being most common in West Sussex and Hampshire where it may be found on up to 10% of historic buildings. It is probable therefore that the building was extended sometime after the insertion of the stack. Examination does not provide a clear date of construction although the stack appears, from its form and appearance relatively late which together with the larger window opening my place this into the 19th Century.

5.10 Map regression shows the building in the second half of the 19th Century comprising a small holding with a separate building including an orchard on the site of the existing car

park and pub garden. It was around the end of the 19th to early 20th Century that the building is identified as a beer house on historic maps and it may have been at that time that the present staircase was introduced. Map regression also illustrates several alterations to the building during the 19th and 20th centuries the earlier map showing a large building running parallel with the current building to its north, probably a service building together with another range to the south east of the building directly onto the adjacent road.

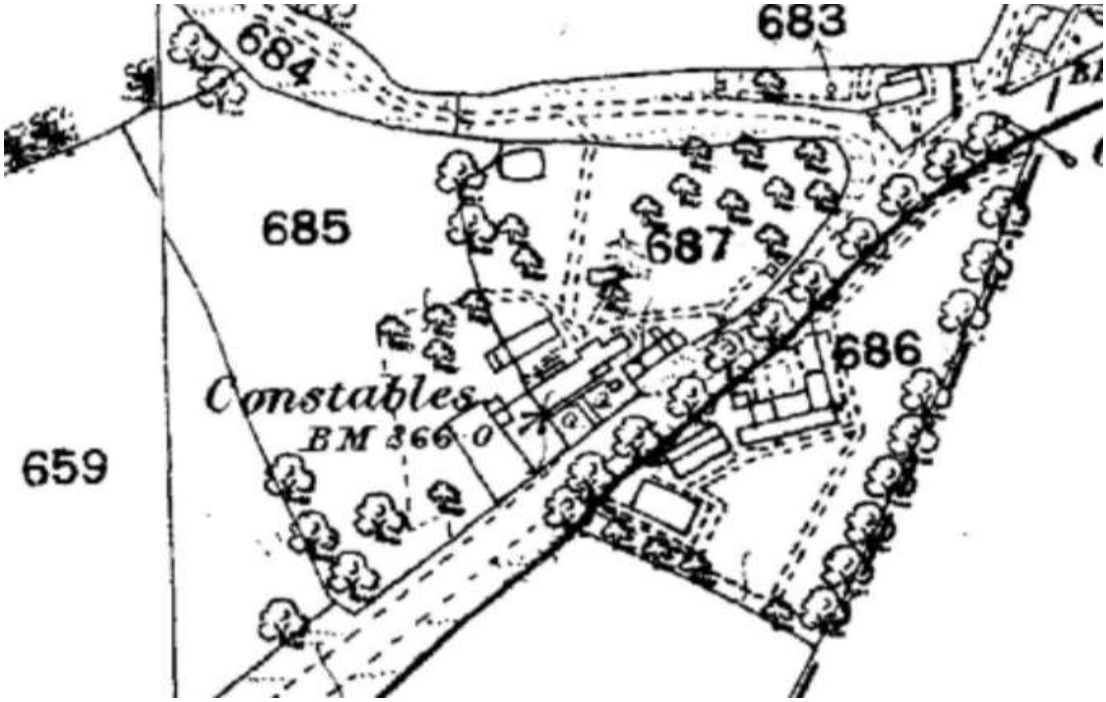

Fig. 18. Constables in the second half of the 19th Century. A separate range is to its north together with another building range to the south east. The current car park appears as an orchard and land to the south occupied by buildings and their surroundings are cultivated.

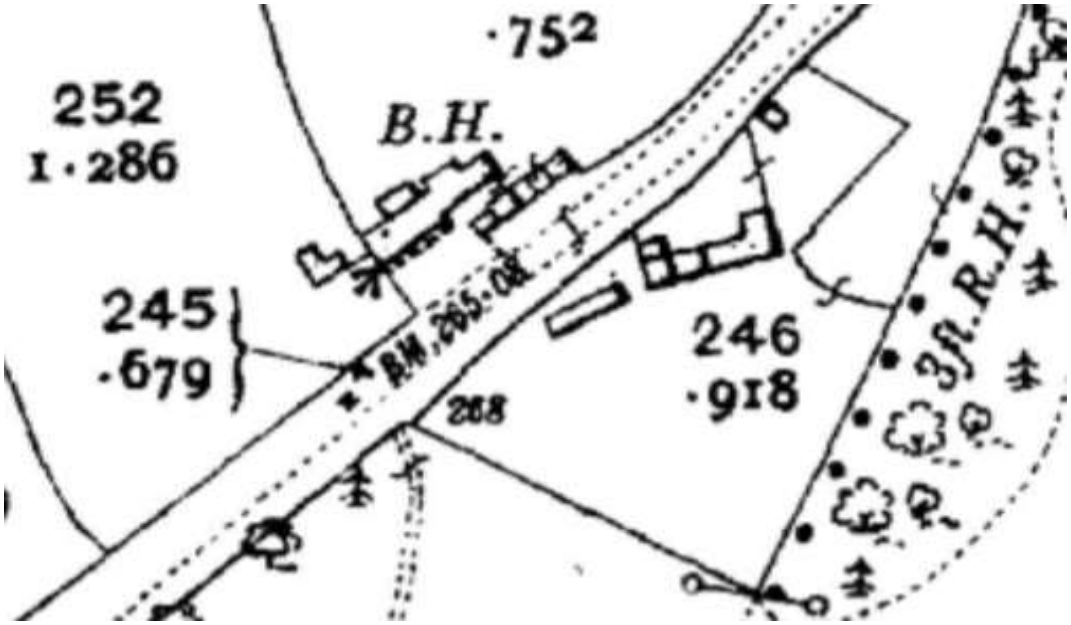

Fig. 19. By the 1930s the building had become a brewhouse (around the late 19th Century or early 1900s) with the site developed and building extended in response to its use as a beer house. The earlier three and then four bay building is still visible together with the single storey northern range.



Fig. 20. The late additions to the inn to create toilets, kitchen and cellar.

6. Statement of Significance

6.1 Statutory designation is the legal mechanism by which significant historic places or assets are identified in order to protect them. However, it is necessary to go beyond pure designation to enable a more detailed and broader understanding of significance that considers the archaeological, architectural artistic or historic significance of those assets likely to be affected by any future proposals. This is achieved using the terminology and criteria from the NPPF (revised 2018). This document places the concept of significance at the heart of the planning process and makes clear that significance is the means by which the cultural importance of a place and its component parts is identified and compared. This is essential to effective conservation and management as the identification of elements of high and lower significance, based on a thorough understanding of a site or building enables owners and designers to respect and where possible enhance the cultural values of the site. Examination of the building demonstrates numerous phases in its evolution as a dwelling and then beer house and inn. Not all parts of the building are of equal significance and apportioning the relative levels of significance to those different parts of the building is essential to informing future change.

6.2 Historic England's Conservation Principles 2008 (under revision to bring it more in line with the NPPF) at paragraph 61 states:

"Understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment."

6.3 Annex 2 of the NPPF defines significance within the Glossary as:

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

Archaeological Interest and the Building.

6.4 The NPPF's Annex 2 Glossary defines archaeological interest in the following way:

"*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*

6.5 Historic England has helpfully sought to clarify the distinction between archaeological interest and historic interest that NPPF intends. Paragraph 13 of the organisation's Historic Environment Good Practice Advice in Planning Note 2: Decision-taking in the historic environment begins:

"Archaeological interest, as defined in the NPPF, differs from historic interest . . . because it is the prospects for a future expert archaeological investigation to reveal more about our past that needs protecting."

6.6 Historic England's 2017 consultation draft of its Conservation Principles describes archaeological interest within the Glossary as follows:

"*This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times."*

6.7 The archaeological interest of The Cherry Tree Inn is significant, particularly with regard to the main range. Initial research suggests the possibility that the building was originally an open hall which was then later adapted through the creation of improved levels of accommodation with the insertion of floors and partitions which are still readable within the roof and lower floors. Modification of the single storey building to accommodate the stack is also of significant interest. Furthermore, additional building elements to the south-west and north- east add to and enable understanding of the building's evolution. Examination of the fabric has therefore provided an appreciation of the importance of this building as well as the clear indication that further detailed examination would better reveal the origins and form of the building and its various phases of evolution. In terms of levels of significance, it is clear that the timber frame portion of the building is of the highest significance in archaeological terms. Subsequent additions to the north-east and south-west of the bundling are less so although still more significant than the late additions to the northern elevation which have no archaeological significance.

Architectural and Artistic Interest

6.8 The 2017 consultation draft of its Conservation Principles defines architectural and artistic interest at paragraphs 42 to 44 as follows:

"*Architectural and artistic interests derive from a contemporary appreciation of the asset's aesthetics. Architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right. There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).*

The sensory and intellectual stimulation we derive from a heritage asset dictates its aesthetic value, which can be the result of conscious design, including artistic endeavour or technical innovation, or the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two…..

The design of an asset imparts aesthetic qualities through its composition, decoration or detailing, and craftsmanship. As a result, the materials or planting used, and the form, proportions, massing silhouette, views and vistas and circulation created can all affect how the architectural interest is experienced and valued. Equally, points of access, corridors and pathways, the arrangement of spaces and plan form, sources of heat, light and power may all contribute to the architectural interest."

6.9 The building is attractive as a result of vernacular building styles and methods rather than any deliberated attempt to create a creative expression. Whilst forming an attractive building, its value and significance is more reliant upon its vernacular tradition reflecting the craftmanship of the carpenter and characteristic arrangement of timber framing for this part of the country. This early form of building demonstrates the intricacy of the structural form and the use of pre-fabrication: all joints had to be cut and fitted before the construction on site could begin. Architecturally the timber frame sections of the building (and stack) are of high significance particularly given its relative rarity in national terms and ability to still read and understand the building and its vernacular origins. Those later additions to the north-east (the single storey storage area) and south west bay are of less significance architecturally although representative of the move from timber framed construction to brick. The northern additions do not have any artistic or architectural significance.

Historic Interest

6.10 The Historic Environment Good Practice Advice in Planning Note 2: describes historic interest at paragraph 16 as:

"*Historic interest is an interest in what is already known about past lives and events that may be illustrated by or associated with the asset."*

Historic England's 2017 consultation draft of its Conservation Principles defines Historic Interest at paragraph 28 as follows:

"*This is sometimes called historical value. A heritage asset is most commonly valued for its historic interest – because of the way in which it can illustrate the story of past events, people and aspects of life (illustrative value, or interest). When these stories become enmeshed with the identity of a community, in addition to the asset's historic interest it can be said to hold communal value.*"

6.11 Historically the building is significant given its associations with the agrarian character of the area, the forest and iron industries. It's early construction along with similar buildings provides evidence of the pattern and forms of development within this part of Sussex. That, together with the date and relative rarity of the building which illustrates the development of the English vernacular house and adaptations to enable improved living conditions render the building highly important in national terms. In a similar vein to the other areas of significance, it is clear that the timber framed elements of the building and main chimney stack are of the most historic significance with those later extensions less so with the rear, northern extension of no significance.

6.12 As stated previously, the assessment of significance is usually (but not always) an amalgam of these different interests, and the balance between them will vary between buildings and places. The important thing is to demonstrate that all these interests have been considered and this has been achieved by assessing the significance of the asset relative to comparable places and the relative significance of its component parts.

Setting

6.13 In addition to the building itself, consideration must also be given to its setting as this has the potential to contribute towards its significance. Map regression and desk top analysis has demonstrated that the building enjoyed an agrarian setting with little development taking place within close proximity until the 20th century in particular. Although during the 19th Century the development of the nearby railway saw increased investment in the area and new developments, the immediate environs of the Cherry Tree remained very much unaltered. That setting and tranquil rural setting however changed significantly with the dualing of the Crawley Road which has significantly change and harmed the setting of the heritage asset with the building losing any visual prominence it may have once had from the east, south and west. Land to the north is still agricultural in character and there are opportunities to view and appreciate the asset from this location although due to the topographical nature of the area and vegetation its prominence is lost largely beyond the confines of the pub garden limiting the extent of its setting. The building has a setting therefore which does enable the asset to be appreciated and seen. However, this is limited largely to its immediate environs.



Fig. 21. View looking north-east along the former Crawley Road, now feeder lane to the inn and adjacent properties. The dual carriageway can be seen to the left of the image which has eroded the former rural nature and character of its setting.



Fig. 22. View looking east from outside the inn.



Fig. 23. View looking south-west across the pub garden, the building currently obscured by later structures.



Fig. 24. Two sequential views from the public footpath to the north of the building and site illustrating the ability to see and appreciate the building reduces within relatively close proximity to the site.

7. Planning Policy Context

National Planning Policy Framework (NPPF)

7.1 The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraphs 184 to 202 relate to conserving and enhancing the historic environment. Paragraph 189 states that when 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. Paragraph 193 makes clear that 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.

Historic England's national planning guidance

7.2 Amongst a raft of guidance relating to the historic environment, Historic England's (formerly English Heritage) Conservation Principles, Policies and Guidance (2008) document aims to:

set out a logical approach to making decisions and offering guidance about all aspects of the historic environment, and for reconciling its protection with the economic and social needs and aspirations of the people who live in it.

Para 138 offers overarching guidance for new work or alteration:

New work or alteration to a significant place should normally be acceptable if:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals, or the proposals are designed not to prejudice alternative solutions in the future.

Local Planning Policies

7.3 The Horsham and District Local Plan 2015 2031

Policy 34

Cultural and Heritage Assets

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.

8. Conclusion

8.1 It is evident that the Cherry Tree Inn is a significant heritage asset and recognised as such by being statutory listed grade ll. The building provides evidence of its gradual evolution from a dwelling to beer house and subsequently a roadside inn. In addition to the fabric of the building its setting is also a contributor to its significance although its once rural setting has been significantly affected by the upgrading of the adjacent Crawley Road which has severely eroded its agrarian character and to a degree its significance.

8.2 Any future proposals for the building or site will need to have regard to the building's fabric where this has significance (the rear extension and outbuildings or structures do not) together exploring opportunities to increase the ability to understand and appreciate its significance by way of better revealing its significance and improving where possible its setting.