

Heritage Statement

Medlars, Swallows Lane, Dial Post, Horsham, RH13 8NN

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Oct 2026

Chapter 16 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in part in accordance with this guidance.

Site and surroundings

Comprises a detached dwelling with accommodation laid out over two levels. The dwelling is located on the south-west side of Swallows Lane within a substantial plot. There are many trees and hedges within the site that reinforce the rural character.

The proposal

1. Installation of an Air Source Heat Pump adjacent to the Northern elevation of the recently added single storey rear extension.

Relevant legislation

Section 16 of The Planning (Listed Buildings and Conservation Areas)

Act 1990 requires local planning authorities, in determining applications, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Listed Building Consent is required for the demolition or alteration of a listed building in any manner which would affect its character as a building of special architectural or historic interest.

Section 72 of the Act requires that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The need for listed building consent

None of the works envisaged would it is thought require listed building consent because of the very limited impact on the character and appearance of the listed building.

Planning history

On 26th June 1965 planning permission (LPA Ref: WG/21/95) was granted for a replacement garage.

On 15th January 2018 conditional planning permission (LPA Ref: DC/17/2611) and listed building consent (LPA Ref: DC/17/2612) were granted for the erection of a single storey side/front extension to north-west elevation and installation of double glazed windows to replace existing single glazed windows.

On 10th April 2024 planning permission (LPA ref: DC/23/2320) and listed building consent (LPA Ref: DC/23/2321) were granted for; Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application)

Heritage assets

The application dwelling is a grade II listed building. The listed status is a designated heritage asset as defined in the NPPF.

Significance of heritage assets

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document, *Conservation Principles, Policies and Guidance*, identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential. The dwelling also has a moderate level of significance due to its age, history and surviving frontage appearance. It should be noted that the dwelling has been altered to a great extent over its lifetime.

Impact on significance of heritage assets

It should be recognised that this dwelling has been altered quite significantly over its lifetime to adapt to the way people live. The installation of an air source heat pump in the proposed location does not harm the significance of the listed building. It has been sensitively sited so that it is not visible from the road and sits against a newly constructed part of the dwelling.

Impact on residential amenity

The location of the application dwelling and site being relatively isolated would ensure there would be no negative impact on nearby neighbours' amenity.

Assessment

The proposals should be seen as part of the continuum of change that occurs to buildings through changing lifestyles and the desire to improve living conditions and reduce the environmental impacts of the dwelling.

The installation of an air source heat pump in the proposed location does not harm the significance of the listed building. It has been sensitively sited so that it is not visible from the road and sits against a newly constructed part of the dwelling.

There would be no harm caused to the amenities currently enjoyed by nearby residents.

No important historic fabric would be removed or altered as a result of the application proposals.

The significance of the heritage asset, namely the listed building would not be harmed as a result of the application proposals.

Conclusion

It is respectfully requested that planning permission should be granted for these application proposals.