DONALD INSALL ASSOCIATES



Hope Farm, Groom's Cottage, Billingshurst

Heritage Statement

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Hope Farm

Agricultural buildings

Grooms Cottage

Rudgwick Barn

East Barn

The Granary

Ordnance Survey map reproduced under Licence 100020449

1. Summary of Heritage Statement

1.1. Introduction and Methodology

Donald Insall Associates was commissioned by Roberts & Tréguer in October 2026 to assist them in proposals for the renovation of the Groom's Cottage at Hope Farm, The Haven, Billingshurst, West Sussex RH14 9BN.

This assessment has been prepared in accordance with the requirement of the National Planning Policy Framework (2026), Policy HE5, 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'. This assessment takes account of the guidance provided by Historic England in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12' (2019); IEMA, IHBC and CIfA: 'Principles of Cultural Heritage Impact Assessment in the UK' (2021).

The investigation has comprised historical research, using both archival and secondary material and consulting the relevant Historic Environment Record (HER), and a site inspection. An illustrated history of the building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below.

The specific constraints for this building are summarised below. This report has been drafted to inform the design of proposals for the building, by Sophie Paterson Interiors. Section 5 provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

1.2. The Building, its Legal Status and Policy Context

Hope Farm includes two Grade II-listed buildings: Hope Farmhouse and East Barn at Hope Farm. Rudgwick Barn is curtilage listed and has been linked to East Barn via a recent modern extension. The farmstead also includes a two-storey Granary considered to be curtilage listed, a modern single-storey Grooms Cottage, and large agricultural sheds to the west of the listed buildings, which are unlisted, but within the setting of the designated buildings. The site is located within Horsham District Council.

The statutory list description of the building is included in Appendix I and full relevant extracts of relevant law, policy and guidance for change in the historic environment are contained in Appendix II of this report. In summary, the relevant legal and policy backgrounds is as follows.

1.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 66 of the Act impose statutory duties upon local authorities to have special regard to the desirability of preserving the setting of a listed building. Section 72 requires local authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

1.2.2. The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

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development plan, unless material considerations indicate otherwise. The development plan applicable to the Site comprises the Horsham District Planning Framework (2015). The draft Horsham District Local Plan 2023-2040 is also a material consideration

1.2.3. The National Planning Policy Framework (2026)

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework (2026) will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). Underlying the Framework is 'a presumption in favour of sustainable development'.

Chapter 20 of the NPPF provides policies relating specifically to the historic environment.

Policy HE4 specifies that heritage assets 'should be conserved in a manner appropriate to their significance'. Development proposals should pursue 'a use consistent with their conservation', taking into account their potential contribution to sustainable communities.

Policy HE5: Assessing effects on heritage assets, 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. These are identified as either positive, no effect, harm, 'substantial harm', or the total loss of significance.

For designated heritage assets, Policy HE6 establishes that 'substantial weight should be given to the asset's conservation' and that 'development proposals which would have a positive effect on a designated heritage asset should be supported'. Any harm to this significance 'should have a clear and convincing justification', weighing harm against the public benefits. The Policy recognises the reuse of a vacant/underused listed building and enabling the adoption of energy efficient and low carbon technology as important public benefits.

2. Historical Background

2.1. The Development of the Hope Farm

The name 'Hope' may derive from the Saxon word 'hop,' meaning 'a promontory jutting into a marsh.' The earliest surviving documentary reference to the farm dates from 1352, when Walter de Insula, son-in-law to Alard le Fleming of Pulborough, owned the property.[1]

At the time the 1840 Rudgwick Parish tithe map was surveyed, Hope Farm formed part of the estate of Sir Charles Goring. The tithe key listed three yards, two buildings and Hope House.[2] The 1879 Ordnance Survey map (surveyed between 1875 and 1876 and published 1879) provides the first known detailed illustration of how the farm buildings were arranged **[Plate 2.1]**. The farmhouse appears rectangular in shape, with a small section projecting to the south. There was a small outbuilding, since demolished, to the northeast of the house, and a well to the northwest. The Granary can be seen south of the house. The East Barn and Rudgwick Barn were detached from each other. Rudgwick Barn and its historic zig-zag addition had additional wings projecting eastwards, which have since been removed.

When Goring's Estate was advertised for sale in 1886, it comprised 4000 acres spread across Sussex. Hope Farm contained approximately 186 acres. The residence was said to contain 'six bedrooms, parlour, sitting room, kitchen, dairy, wash-house and cellar.' There was also a 'large garden with wall and shed; ... cart lodge and granary over, piggery, timber and tiled barn, another barn, stock shed, stable for four cart horses. Outer and inner yards, cattle shed, bullock shed for twelve beasts, another range of timber and tiled sheds, and rickyard; and in No. 1074 is a Hovel.' Section 1074 was located due west of the barns and is shown in **[Plates 2.2 and 2.3]**. The sales particulars promoted the 'good shooting over the property, and... superior pasture, arable and wood lands.' In the map of Hope Farm that was included within the 1886 sales particulars, the farmhouse is shown with a wing extending to the west, forming an 'L' shape. The Granary is also shown with a new wing extending to the west. That year, part of the estate including Hope Farm was purchased by the entrepreneur Hugh Fortescue Locke King.[3]

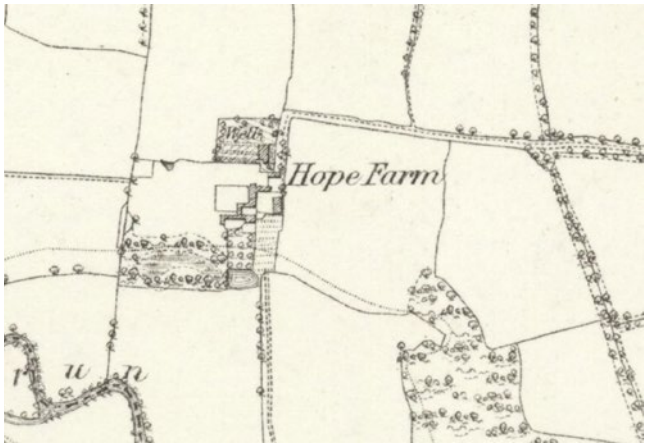
Between 1887 and 1895, the eastern wing of the zig-zag addition to the Rudgwick Barn was demolished **[Plate 2.4]**. Locke King listed the estate for sale in 1907. It was advertised as a 'magnificent sporting estate of over 2,700 acres,' which included 'undulating partridge ground... teeming with game and intersected by the River Arun for three miles affording good wild fowling and coarse fishing. The estate includes Okehurst, Bignor, Hope, Rowners, Shortloes, Malham, Papland, Loves, Durban, Griggs, Anstead, Trenchmore, and other farms, having suitable farm houses and buildings, whilst Rowner Mills is an attractive and beautifully situated shooting lodge **[Plate 2.5]**.'[4]

1 Diana Chatwin, *Development of Timber-framed Buildings in the Sussex Weald: Architectural Heritage of Rudgwick* (Rudgwick: Rudgwick Preservation Society, 1996), p. 136-137.

2 1840 tithe map of the Parish of Rudgwick, The Genealogist, accessed 12 September, 2022,

3 1886 Sales Particulars, SP172, West Sussex Records Office.

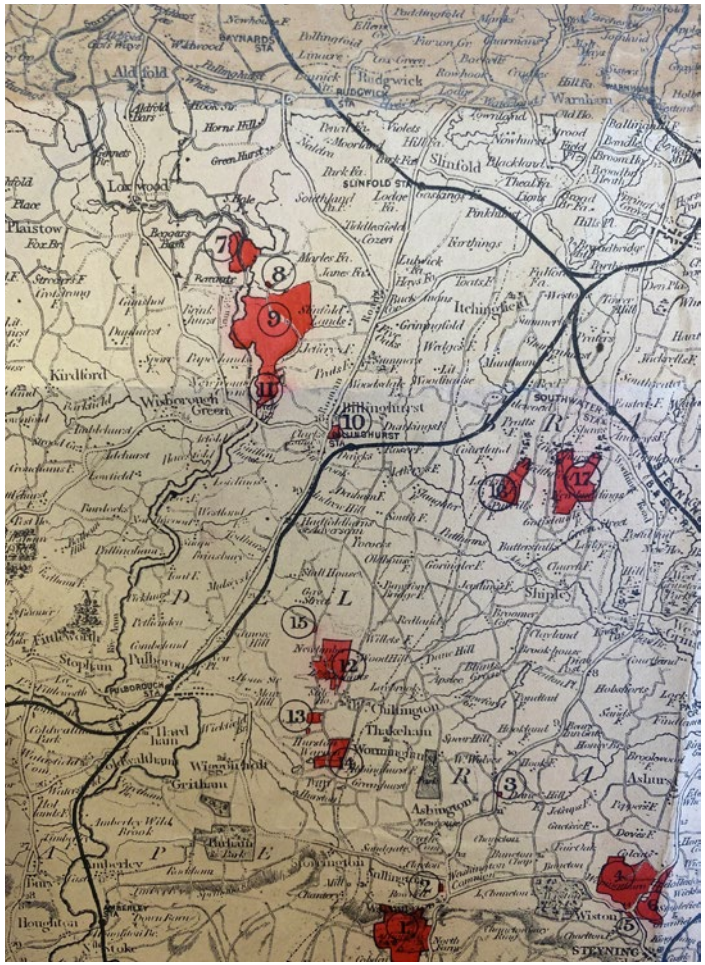
4 1907 sales particulars, SP354, West Sussex Records Office.



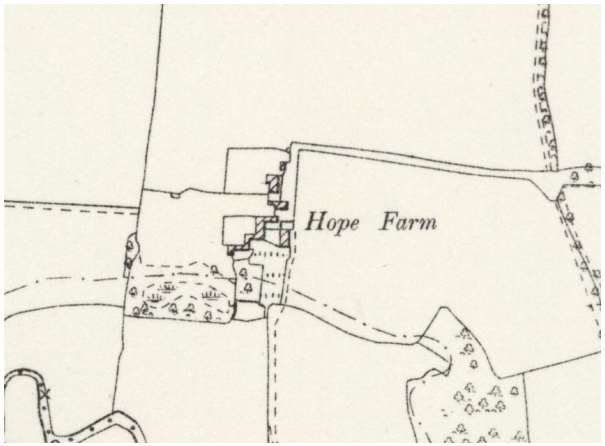
2.1 Ordnance Survey map, surveyed 1875-6 and published 1879 (NLS)



2.2 1886 map of Hope Farm (West Sussex Records Office)



2.3 1886 map of the Goring Sussex Estates. Hope Farm is lot 7 (West Sussex Records Office)



2.4 Ordnance Survey map, revised 1895 and published 1898 (NLS)



2.5 1907 map of the estate of Hugh Fortescue Locke-King (West Sussex Records Office)

Including the river and its bank, Hope Farm then comprised approximately 176 acres at the northern edge of the Estate. The 1907 sales particulars noted that 'the old-fashioned half-timbered farmhouse is now used as a double tenement cottage, and contains eleven rooms, with the usual outbuildings. The farm buildings adjoin and comprise a timber and tile granary on dwarf brick walls, two ditto hay barns, four stalls, and cow house, and large sheltered yard with corrugated iron roof adjoining. Timber and tile loose box and range of fatting pens. The land is all in grass, and includes several useful river-side meadows.' The farm was let to Mr Charles Russell at that time.[5]

Further change had occurred by 1909-1910, when the Ordnance Survey depicted the East and Rudgwick Barns as one amalgamated building. Plans from the early 2000s refer to the connecting wing as 'modern sheds,' but whether these sheds were redeveloped at some point in the 20th century is unknown. This map is also the first to show a tank south of the barn complex **[Plate 2.6]**.

When Hope Farm was listed for sale in 1969, it covered about 189 acres. The farmhouse contained two reception rooms, four bedrooms and one bathroom. The sales particulars included a photograph looking towards the northeast part of the house, which shows the former cottage annexe. The photograph also reveals that there was a door flanked by large casement windows on the eastern elevation **[Plate 2.7]**. The property was described as follows:

'Hope Farmhouse

...

The house is built of brick and tile, the walls of which are part hung with cedar shingles and part hung with bullnose tiles. There is a small Cottage Annexe which is in need of repair and modernisation.

Accommodation Ground Floor

***The Hall** facing East, with a door to the Kitchen and to the Dining Room. **The Dining Room** faces East, about 14ft. by 11ft. 9 in., with beamed inglenook fireplace, beamed bressemer, small display cupboard and metal casement windows. **Rear Hall** with glazed side door to garden. Thermoplastic tile floor and storage alcove under stairs. **Cloakroom** faces north, with basin and low level W.C. suite. **Sitting Room** faces South, West and North, about 19ft. 6 in. by 14ft. 6 in., with modern brick fireplaces, beamed ceiling and metal casement windows. **The Domestic offices:** the **Kitchen,** facing North and East, is equipped with two-oven Rayburn Royal which also provides the hot water, deep sink, fitted storage cupboards with Formica working surface, metal casement widows and a ventilated larder with fitted shelves.*

First Floor

*Approached by a staircase in two flights with a half-landing and stained oak handrail. Landing with cupboard. **Bedroom 1,** facing North and West, about 11ft. 6 in. by 9ft. 9in. Separate W.C. with high level suite. **Bathroom** facing north, with basin and panel bath. **Bedroom 2 facing South and West,** about 11ft. 6 in. by 9ft. 9 in., with exposed stained beams. **Bedroom 3** facing North, about 16ft. 9 in. by 13ft. 3 in., with painted beams, heated airing cupboard and high door to roof space. Door to Lobby into Bedroom 4, facing East, about 14ft. by 13ft., with stained beams.*

Cottage Annexe

Accommodation Ground Floor

***Sitting Room,** facing East, about 16ft. 3 in. by 11 ft. 9 in., with modern tiled fireplace. **Dining Room,** facing East, about 11ft. 9 in, by 9ft. 9in., with corner fireplace and door to stone flagged passage. **Kitchen,** facing West, about 15ft. 6 in. by 7ft., and includes a deep sink with draining boards and a door to the **Bathroom,** facing West, with bath and cold water tap.*

First Floor

*Approached by oak staircase to West-facing landing. Bedroom 1, facing East, about 11t. 3in. by 10ft. 3 in., with painted beams and door to **Bedroom 2**, facing East, about 16ft. 3 in, by 11ft, 9 in.*

5 1907 sales particulars, SP354, West Sussex Records Office.

Outside

*A small easily-managed **Garden** surrounds the house and cottage. There is an asbestos and timber frame **Garage** to the north of the house.*

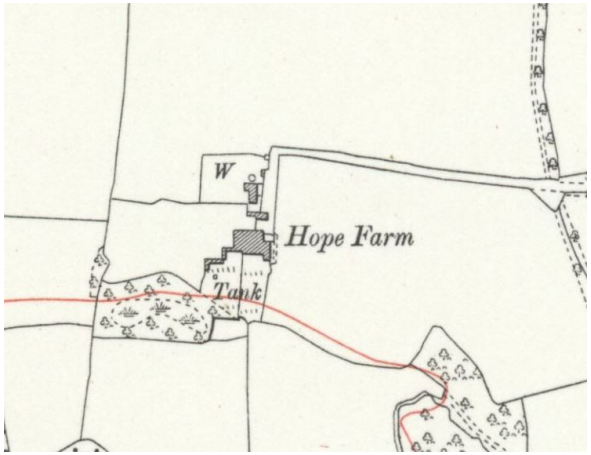
The Farmbuildings

*Timber frame **Barn**... with weatherboard clad sides and tiled roof. **Tractor Shed** with timber frame, timber cladding and corrugated iron roof. **Tractor Shed** with timber cladding and corrugated iron roof. Four-bay **Covered Yard,** about 43ft. by 40ft., with timber frame and corrugated iron roof. **Deep Litter Turkey House** with timber frame and corrugated iron roof. General purpose **Barn,** about 52ft. by 24ft., with timber frame and weatherboard sides, tiled roof and part concrete floor. **Lean-to barn** with range of Three Pigsties. **Sow Yard** with five-bay open-fronted covered area with timber frame, corruagated iron roof and concreted feeding area. **Store. Meal House** or Food Store. Brick and tile range of **Two Fattening Pens** with large **Loose Box** and **Forage Store. Range of Five Pigsties** of breeze block with corrugated iron roof. Large **Loose Box** or Deep Litter House.*

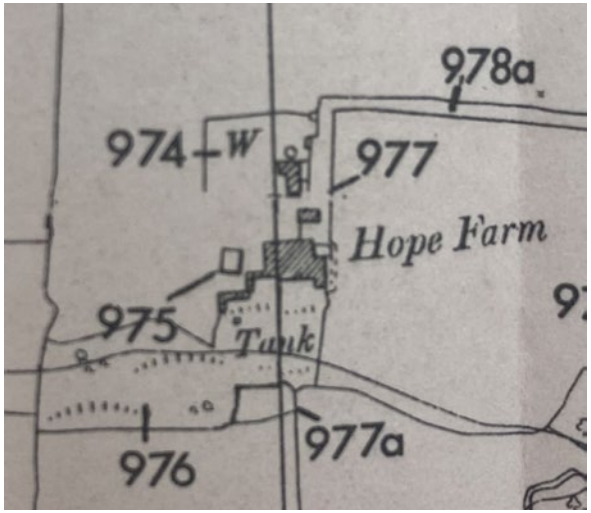
*Former **Cowhouse,** about 55ft. by 25ft., of brick and tile converted for corn storage, two farrowing crates and nursery pen with creep. **Tractor Shed** of timber and corrugated iron. **Range of Eight Pigsties** of concrete block with corrugated iron roofs, about 66ft. by 16 ft. **Propane Gas Cylinder** leased from British Petroleum. Open **Pole Barn** with corrugated iron roof, about 71ft. by 18 ft., with the sides wired for poultry. **Poultry House,** timber framed with felt roof. Large **Poultry House**, about 73ft. by 20ft., with weatherboard walls, felt roof, roof ventilation, sliding windows and five internal temporary partitions. Open **Pole Barn,** about 90ft. by 20ft., of timber with corrugated iron roof. Range of eight corrugated iron **Pig Arcs** with concrete block walls and exercise areas with concrete floors. Five-bay **Dutch Barn,** about 68ft. by 25ft., with steel frame and asbestos ridge roof. Two-bay timber frame covered **Cattle Yard** with lean-to and corrugated iron **Pig Arcs** with concrete block walls and exercise areas with concrete floors. Five-bay **Dutch Barn,** about 68ft. by 25ft., with steel frame and asbestos ridge roof. Two-bay timber frame covered **Cattle Yard** with lean-to and corrugated iron roof. Four-bay **Straw Barn** with timber frame, corrugated iron roof, about 64ft. by 25ft. Range of **Twelve Turkey Breeding Pens**, about 118ft. by 12ft., with timber frames and corrugated iron roof. Five-bay **Turkey House** with corrugated iron roof, about 90 ft. by 22 ft. Asbestos-roofed **Storage Nissen Hut. Nissen Hut** with asbestos roof, concrete floor, used as an Incubator House. **Poultry House,** about 38ft. by 38ft., with timber frame, corrugated iron ridge roof and divided into four by wire partitions. Two-bay brick and tile open **Cart Shed** with closed Granary over, approached by outside stone steps.*[6]

The map that accompanied the 1969 sales particulars indicates that the addition to the west side of the Granary had been demolished but does not depict the full extent of farm buildings described above [**Plate 2.8**]. These are, however, shown in the 1971 Ordnance Survey map.

6 1969 sales particulars for Hope Farm, AM 291/3/252/4, West Sussex Records Office.



2.6 Ordnance Survey map, revised 1909-1910 and published 1914 (NLS)



2.8 Detail of map that accompanied the 1969 sales particulars (West Sussex Records Office)



2.7 1969 photograph of the east and north elevations of the farmhouse, showing the former annexe at the northern end (West Sussex Records Office)

2.2. The East Barn and Rudgwick Barn

Both the Rudgwick Barn and East Barns were originally used as threshing barns.[7] Diana Chatwin provided the following analysis of the Rudgwick Barn in her 1991 report.

To the south-west of the house is a five-bay barn, also built on a north/south axis. This is aisled to the west and also to the south, where the wall-plates continue beyond the last bay; a tie joining their ends carries the sloping roof. The roof is clasped side-purlin with raking struts and there are no wind-braces. Each end is hipped with gablet. There are curved tension braces springing from near the top of each post, two to each bay. The whole barn, which is of one build, has undergone very little alteration and is in good condition. It probably dates to around 1500, roughly contemporary with the first build of the house.'[8]

In her 1988 report on Hope Farm for the Surrey Domestic Building Research Group, Pauline Huxtable observed that since the Rudgwick barn was first constructed a window had been inserted in its end wall and the great doors had been blocked. She added, 'originally all bays had been open through to the aisled (sic), but now a partition wall has been added along **[the]** bay posts... to separate the aisle from the barn and to give a walkway to the cattle under the end outshot.'[9]

The East Barn is believed to have been erected in the early 18th century using earlier timbers. At some point after 1850 some additional timber was added for strengthening purposes.[10]

2.3. The Granary

The Hope Farm Granary takes the form of a raised room over a cart shed. As this corresponds with a building type that emerged during the 18th century, it is likely that it dates from this time. It appears on the earliest known map to show the buildings on Hope Farm, which was surveyed in the mid-1870s.

7 Pauline Huxtable et al., report on Hope Farm for the Surrey Domestic Building Research Group no. 3741, 1988. 'East Barn at Hope Farm,' The National Heritage List for England, Historic England, accessed September 15, 2022, https://historicengland.org.uk/listing/the-list/list-entry/1391737?section=official-list-entry.

8 Chatwin, 'Rudgwick: Timber Framed Buildings,' p. 4.

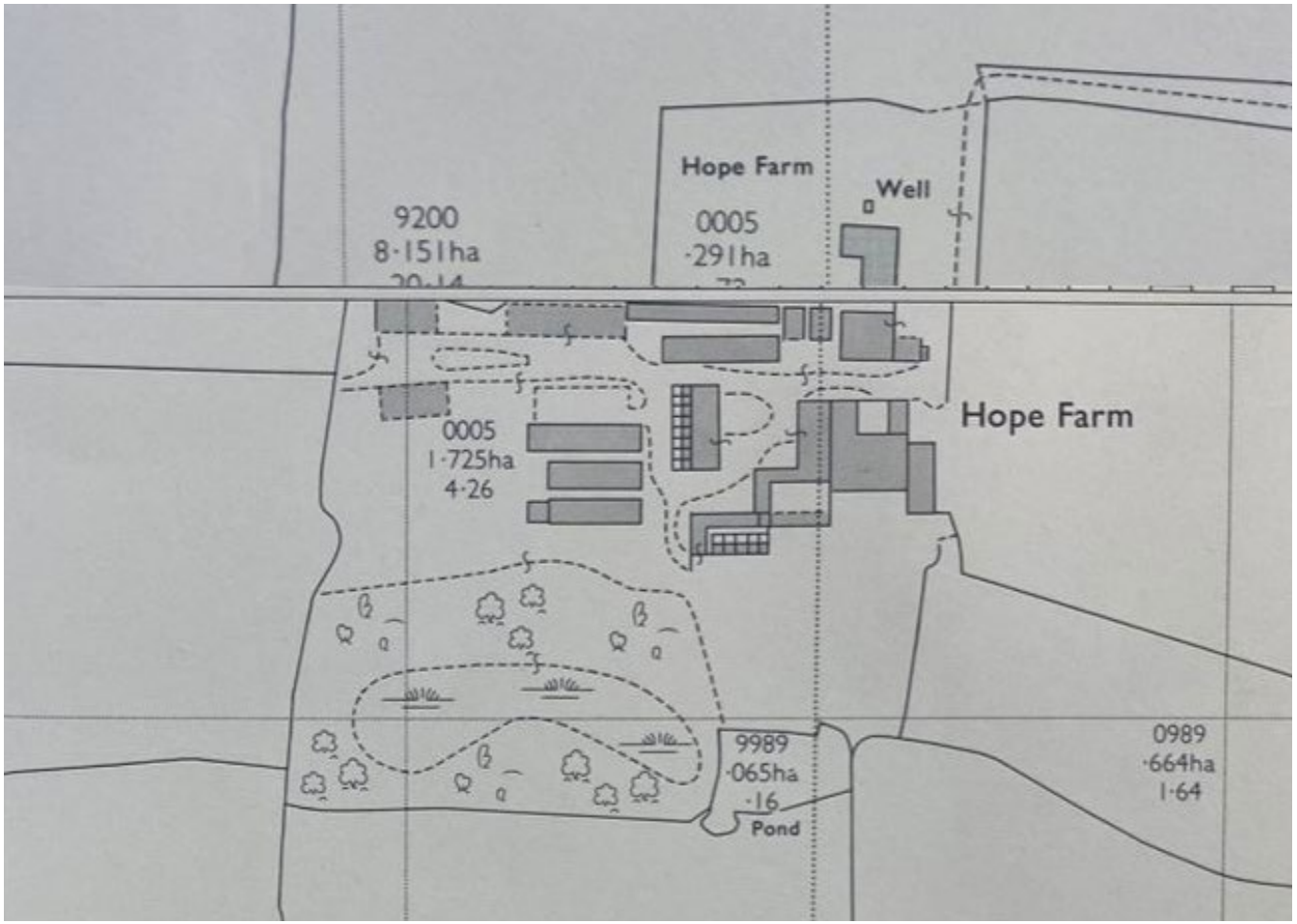
9 Huxtable, report on Hope Farm for the Surrey Domestic Building Research Group.

10 'East Barn at Hope Farm.'

2.4. The Groom's Cottage

This 1971 ordnance survey map is the first to depict the Groom's Cottage, which can be seen to the west of Rudgwick Barn **[Plate 2.9]**. The original building was likely erected for agricultural purposes and later converted into a residential bungalow.

Most recently in July 2026, planning permission was granted for the erection of a single storey rear extension, erection of a front porch, conversion of roof space to create first floor with habitable living space, installation of a rear dormer and eleven front and rear rooflights, extension of the existing roof to create two covered terraces, and alterations to fenestration. Although these works have not been implemented.



2.9 1971 Ordnance Survey map, showing 20th Century farm buildings (West Sussex Records Office)

2.5. Architects: Johnston Cave Associates

Founded by Nicholas Johnston, Peter Cave and Anne Bessey in 1985, Johnston Cave Associates predominately work with private clients and specialise work to historic buildings. Nicholas Johnston passed away in March 2022. Some of his eminent clients included the Kents, the Sutherlands, Strathmore, Shaftsbury, Heinz, Getty, Sackler and Said. The practice has worked on a range of building types, including churches, country and town houses, recreational structures and commercial buildings.

2.6. Relevant Planning History

RW/68/66 Renewal of RW/54/63

No description available.

RW/6/74 Approved 20 March 1974

Agricultural building.

RW/32/76 Approved 2 December 1976

Alterations and extension to farmhouse.

RW/13/89 Approved 31 March 1989

Erection of sunroom.

RW/8/02 Approved 2 April 2002

Conversion of outbuilding into residential accommodation.

RW/60/03 Approved 16 December 2003

Conversion and alteration of building to dwelling erection of building for stables indoor arena pole barn exercise yard & re-aligned drive.

RW/61/03 Approved 16 December 2003

Demolition of wall, pergola & greenhouse.

RW/61/03 Approved 4 August 2003

Demolition of wall, pergola & greenhouse.

DC/05/0568 Approved 25 May 2005

Erection of barn for storage of machinery and animal feed.

DC/05/2859 Refused, appeal part permitted 24 Jan 2006

Conversion of Rudgwick Barn and East Barn and associated building and erection of single storey split level link building to form one single residential unit.

DC/08/1614 Approved 27 May 2010

Construction of new single-storey residential link building between East Barn and Rudgwick Barn, repairs and alterations to convert barn complex to residential use to form 1 × 3 bed dwelling (Listed Building Consent)

DC/08/1569 Approved 27 May 2010

Variation of Condition 2 of planning permission DC/05/2859 by inserting the text in upper case - No demolition OTHER THAN MINOR INVESTIGATIVE WORKS TO EXPLORE THE EXTENT OF HISTORICAL REMAINS IN THE NORTH GABLE TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY shall be carried out until details of a scheme for the north and west elevational treatment (including materials with samples where so required by the Local planning Authority) has been submitted to and agreed by the LPA, and the development shall thereafter be carried out in accordance with the approved scheme.

DC/11/0410 Approved 26 May 2011

Non-material amendment to permission Ref DC/08/1576.

DC/11/1656 Approved 12 September 2011

Non-material amendment following grant of planning permission DC/08/1576 (Conversion of Barns to dwelling) to include two built-in cupboards within East Barn.

DC/11/1649 Approved 28 September 2011

Listed building consent for works to include two built-in cupboards within East Barn.

Non-material amendment to previously approved DC/08/1576 Approved 13 June 2011

Non-material amendment to previously approved DC/08/1576 (Construction of new single-storey residential link building between East Barn and Rudgwick Barn, repairs and alterations to convert barn complex to residential use to form 1 × 3-bed dwelling) to include installation of a floor/ceiling in the northern section of "East Barn" to provide a room for storage.

DC/11/0934 Approved 29 June 2011

Insertion of first floor storage area.

DC/22/2377 & DC/22/2378 Approved 11 October 2023

Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated external alterations.

DC/23/0677 Approved November 2023

Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use

DC/23/2162 Approved June 2024

Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters.

DC/26/0210 Approved July 2026

Erection of a single storey rear extension, erection of a front porch, conversion of roof space to create first floor with habitable living space, installation of a rear dormer and 11no. front and rear rooflights, extension of the existing roof to create 2no. covered terraces, and alterations to fenestration.

2.7. Sources and Bibliography

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Horsham District Council. Billingshurst Conservation Area Appraisal and Management Plan. January 2018.

RW/6/74

RW/32/76

RW/13/89

RW/8/02

RW/60/03

RW/61/03

DC/05/0568

DC/05/2859

DC/08/1614

DC/11/1656

DC/11/1649

DC/11/0934

DC/11/0410

DC/08/1576

National Library of Scotland

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Ordnance Survey map, surveyed 1909-10 and published 1914.

1971 Ordnance Survey map.

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West Sussex Records Office

1886 sales particulars. SP172.

1907 sales particulars. SP354.

1969 sales particulars. AM 291/3/252/4.

3. Site Survey Descriptions

3.1. The Setting of the Buildings

Hope Farm is situated within the rural hamlet of The Haven, located a short distance from the village and civil parish of Billingshurst. The farm is accessed via a mechanised timber gate, which leads to a long tree-lined private drive leading up to Hope Farmhouse from the north-east. Hope Farmhouse and the surrounding buildings are the nucleus of their own farmstead, which comprises 220 acres of natural woodland and open pastureland. A large natural pond bordered by mature trees lies to the south of the buildings, and the farmland also incorporates a section of the river Arun.

The formal gardens around Hope Farmhouse and East and Rudgwick Barns are well landscaped, with hedgerows and numerous mature specimen trees interspersed around the buildings. A more formal kitchen garden is located between Rudgwick Barn and the Grooms Cottage, which includes a single-storey glasshouse. A gentle slope runs from west to east across the farmstead, resulting in the large agricultural sheds to the west being approximately one metre lower than the listed residential buildings to the east.

3.2. The Buildings

The buildings on the farmstead include:

- The Grade II-listed Hope Farmhouse, which includes a northern 1970's extension;
- The Granary, a two-storey building to the immediate south of Hope Farmhouse, which has an open ground floor used as a vehicular garage and is considered to be curtilage listed;
- The Grade II-listed East Barn, which includes a modern link building, connecting it with Rudgwick Barn.
- Rudgwick Barn, a five-bay barn dating to the 16th-century, which is curtilage listed;
- The Grooms Cottage, a single-storey, unlisted modern building located to the immediate west of Rudgwick Barn, and;
- Two single large unlisted agricultural sheds, located to the west of the residential buildings.

3.3. Hope Farmhouse

Hope Farmhouse is a timber-framed, two-storey building on a stone base. The original timber-framed part of the building has origins in the 16th-century with some later additions in the 17th-century. The building has been heavily altered, with its historic L-shaped footprint being removed as part of 1970s alterations to the building, which included a large northern extension **[plate 3.1]**. The building was Grade II-listed post these works in November 1980.

3.4. The Granary

The Granary is a timber framed structure located to the immediate south of Hope Farmhouse and was likely erected as a yard building during the late-17th/ early-18th-century. The northern elevation is open at ground floor level and utilised as a garage. The east, west and south elevations are brick faced at ground floor level, with the first floor finished in oak weatherboarding. External stone steps on the west elevation lead up to the first floor. The tiled roof is pitched, and half hipped. The first-floor interior was not inspected as part of the survey.



3.1 Hope Farmhouse, DIA

3.5. East Barn

East Barn is a two-storey threshing barn **[plate 3.2]**. In 2010, permission was granted for the conversion and redevelopment of both East Barn and Rudgwick Barn, which saw the construction of a new building between the two barns, with single storey glazed links connecting each barn to the new building. These conversion works post-date the 2010 Historic England list description (see Appendix I).

East Barn is of five slightly uneven bays. The exterior remains much as described in the Historic England list description; being clad in weatherboarding on a rubblestone plinth (parts of which have been replaced in brick and concrete) with a half-hipped tiled roof with gablets at each end. As part of the consented 2010 works, modern timber windows were installed to all elevations, with tall doors and windows on the east side, where the former historic full-height cart doors opening was located and new full height timber French doors on the west side.



3.2 East Barn, DIA

3.6. Rudgwick Barn

Rudgwick Barn is a two storey, five-bay aisled barn, likely dating from the 16th-century, roughly contemporary with the first build of Hope Farmhouse **[plate 3.3]**. It was converted into a residential building in 2010, which as described above (3.5), saw a new building constructed between East Barn and Rudgwick Barn, with new glazed links connecting each building. Rudgwick Barn also includes historic single storey additions fixed to its west elevation, which have a zig-zag plan



3.3 Rudgwick Barn, DIA

3.7. Groom's Cottage

The Grooms Cottage is a late 20th-century building, possibly erected using some of the structure of an earlier agricultural building. The elevations are finished in brick and oak weatherboarding with a modern pitched roof clad in clay tiles with gabled ends and a chimney. The principal entrance is accessed via a flight of stairs to the west elevation **[plates 3.4-3.6]**.



3.4 Grooms Cottage, DIA



3.5 Grooms Cottage, DIA



3.6 Grooms Cottage, DIA

4. Assessment of Significance

4.1. Introduction

The purpose of this section is to provide an assessment of significance of the buildings of Hope Farm so that the proposals for change to the building are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.2. Assessment of Significance

4.2.1. Hope Farm (Grade II-Listed)

Hope Farmhouse is a timber-framed, two-storey building, which was Grade II-listed in November 1980. The original timber-framed part of the building has origins in the 16th-century with some later additions in the 17th-century. It was heavily altered both externally and internally during the mid-20th-century, including a large extension to the north, which was designed to appear as a natural continuation of the building. As part of these works, the historic 'L' shaped plan of the building was removed.

Externally, the elevations were refaced in the 20th-century in clay fish-scale hung tiles, and all the fenestration and doors replaced with timber fixed and casement windows. The rear elevation was also almost entirely rebuilt as part of the late-20th-century works, with all bricks being modern. These finishes are considered to be of neutral significance. The northern extension was designed to appear as a natural continuation of the existing building, resulting in an overall composition where it is hard to distinguish between old and new. This lack of distinction is considered to detract from the special interest of the 16th/17th century parts of the listed building.

Internally, the building has also been heavily altered. All original floor finishes and skirtings have been replaced, most openings have been replaced by modern timber architraves and doors, and all historic chimneypieces have either been removed, infilled or replaced in an inappropriate style. The interior does retain historic exposed common stud, noggin, tie-beam and jowl posts, which are highly significant. Again, the interior of the northern extension is of no significance.

The farmhouse also holds group value with the neighbouring historic farm buildings, including the Granary, East Barn and Rudgwick Barn, and this agricultural group setting is of high significance.

4.2.2. East Barn (Grade II-Listed) and Rudgwick Barn (Curtilage Listed but now linked to East Barn)

East Barn is a is a timber-framed, two-storey threshing barn, which was Grade II-listed in August 2006. Rudgwick Barn and its zig-zag addition is defined as being curtilage listed, as it pre-dates July 1948 and lies within the curtilage of the Grade II-listed Hope Farmhouse and East Barn. It is, therefore treated as part of these listed buildings. The primary significance of both barns lies in their substantially intact fabric and forms, both being of five-bays and forming part of a good farm group. East Barn is listed as a good example of a threshing barn and the form of this building still reflects its original function.

Both barns were converted into residential dwellings as part of the consented 2010 works, which also saw a new single-storey residential link building between erected between them. The internal works to both barns preserved the architectural quality of the internal areas and fabric. The new residential link building is of a complementary traditional design, size and form, being subservient in scale to both barns and is considered to have a satisfactory relationship with the barns, preserving their setting.

4.2.3. The Granary (Curtilage Listed)

The Granary is a timber framed structure located to the immediate south of Hope Farmhouse and was likely erected as a yard building during the late-17th/early-18th-century. As per the Rudgwick Barn, it is considered to be curtilage listed as it pre-dates July 1948 and lies within the curtilage of the Grade II-listed Hope Farmhouse and East Barn. Its primary significance lies with its group value with the neighbouring residential farmhouse and barns.

4.2.4. Groom's Cottage (Unlisted)

The Groom's Cottage is a 20th-century building that post-date 1st July 1948. As such, they are unlisted and its modern construction and appearance has no special architectural or historical significance. The building also contributes nothing to the group-value / historic agricultural character of the site, and the setting of the listed buildings described above.

5. Commentary on the Proposals

5.1. Description of the Proposals and their Impact on the Heritage Assets

The proposals seek the demolition and rebuilding of the Groom's Cottage. The proposal follows a recently consented application (DC/26/0210) for modest extensions to the east and west elevations and converting the attic into a habitable space. Following the consent, structural investigative works have revealed that the building lacks sufficient foundations, making a refurbishment impractical, especially as to remedy the structural issue, carbon-heavy engineering works would be required. Further information on the structural integrity of the existing building is set out in the accompanying Design and Access Statement by Roberts & Tréguer.

It is therefore proposed to rebuild the consented building, matching the footprint, height, scale and materials of the consented design, reusing bricks and clay roof tiles where possible. It is considered that this approach, which would incorporate a lightweight timber frame structure, would reduce embodied carbon and improve the building's insulation and overall energy efficiency. The proposals are further described below, with the impact on the relevant heritage assets set out in italics.

5.2. Proposals

The proposals seek the erection of a replacement building on a one-for-one basis, retaining the footprint, height scale and materials as the recently consented scheme. One minor difference would be the omittance of some of the consented rooflights to simplify the roofscape and the addition of a window to the ground floor east elevation and a slight rearrangement of the ground floor windows on the west elevation.

The existing building is not statutory or locally listed, as such the proposed demolition and rebuilding of the building would cause no heritage harm to the building itself.

Policy 28 of the Horsham District Planning Framework assesses the impact of replacement dwellings in the countryside, and it is considered that as the proposed replacement building would be on a one-for-one basis and would not be disproportionate to the size and in keeping with the scale and character of the existing dwelling, the proposals would comply with this policy.

As per the design of the consented scheme, it is considered that the proposals would have no impact upon the setting or significance of the neighbouring listed buildings. As the design is almost identical to the consented, albeit with less rooflights and a slight tweak to the ground floor fenestration arrangement, the impact on the historic environment is considered to be unchanged and the commentary and conclusion provided in the Delegated Report of the consented scheme remains applicable:

> 'HDC Conservation are satisfied that the current proposal would not harm the setting of the listed building, and the proposal is in accordance with the above policy' (Policy 34).

5.3. Justification and Conclusion

The Groom's Cottage is a late-20th century residential bungalow, of no special architectural or historic interest, located on the farmstead of Hope Farm, which comprises Grade II and curtilage listed buildings.

For the reasons set out above, it is considered that the proposed rebuild of the Groom's Cottage would accord with Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, by preserving the settings and special interest of the neighbouring listed buildings. The proposals would, therefore, meet the tests for sustainable development outlined in the NPPF, insofar as they relate to the historic environment. Furthermore, the proposals would also accord with Policies 28 and 34 of the Horsham District Planning Framework.

It is therefore the conclusion of this report that the proposals would comply with national and local planning policy on the historic environment and the application would be acceptable in heritage terms.

Appendix I - Statutory List Description of Building

Statutory Address: HOPE FARMHOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354216

Date first listed: 28-Nov-1980

Details

C17 or earlier timber-framed building on a stone base, refaced in front with fishscale tiles and at the side with brick and shingles. Tiled roof. Casement windows. Two storeys. Four windows. Modern matching addition of 2 windows to north.

Listing NGR: TQ0701030008

Statutory Address: EAST BARN AT HOPE FARM

Heritage Category: Listed Building

Grade: II

List Entry Number: 1391737

Date first listed: 11-Aug-2006

Details

GV II Threshing barn. Early C18, reusing some earlier timbers with some post 1850 timbers added for strengthening.

MATERIALS: Timber framed, clad in weatherboarding on a rubblestone plinth (parts of which have been replaced in brick and concrete) with half-hipped tiled roof with gablets at each end. The existing tiles are hand-made clay tiles with bonnets to the half-hips, except to the south end, where machine made tiles have been used to the repaired half-hip.

PLAN: Five slightly unequal bays.

EXTERIOR: The east side retains central full-height cart doors with pintle hinges and a small opening to the north side, also on pintle hinges. The west side has had the original cart entrance filled-in and there is a small C20 door. There are also two small window openings.

INTERIOR: The wall frame comprises unjowled posts with vertical studs above and below a continuous mid-rail with a mixture of curved and straight braces above the mid-rail morticed into the wall-posts. The south end has had many of the studs replaced but the main frame is intact. Some secondary braces have been nailed on for strengthening. There is evidence from empty mortices that there were formerly lofts in each of the end bays. The northern end bay has the top or base of a timber mullioned window frame, probably reused, fixed to the underside of the mid-rail.

There are four full roof trusses with curved braces from the wall-posts to the tie beams and angled queen struts to the single purlins with occasional windbraces. The roof structure comprises angled queen struts with purlins and collars. Most of the common rafters are original, coupled at the top and without a ridgepiece. There are remains of a timber threshing floor.

STATEMENT OF SIGNIFICANCE: A substantially intact early C18 timber framed five bay threshing barn which forms part of a good farm group.

SOURCES: Dr N Doggett, 'Rudgwick Barn and East Barn, Hope Farm, Rudgwick', report for CGMS (2005).

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(I) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Policy

Horsham District Planning Framework

November 2015

Policy 28 Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.

2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.

3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Policy 33 Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.
8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

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.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (August 2026). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the Framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided, with the level of any harm identified and weighed against the benefits.

Paragraph 15 states that:

The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.

Paragraph 16 provides a definition, stating that:

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. **[...]**

Paragraph 17 expands on this:

Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

a. an economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c. an environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Paragraph 18 establishes that:

These objectives should be delivered through the preparation and implementation of development plans and the application of the policies in this Framework; they are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The 'presumption in favour of sustainable development' is established in Policy S3 (Chapter 4, Sustainable development).

Chapter 5 provides national decision-making policies on Meeting the challenge of climate change. Policy CC3: Adaptation to climate change, Paragraph 2, states that:

Substantial weight should be given to the benefits of improving the resilience of existing buildings and public spaces to anticipated climate change impacts where this would be achieved through proposals for development.

Chapter 20 'Conserving and enhancing the historic environment' sets out the national decision-making policies for development proposals affecting heritage assets:

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

> a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
>
> b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. 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 and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 218)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design

or fortuitously from the way the heritage asset has evolved. More specifically, 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 an interest in other human creative skill, like sculpture.

– historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument

in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 212-215 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 212-215) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms 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). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 213).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (December 2017)

Historic England: Conservation Principles and Assessment (2008)