

Batcheller Monkhouse



Heritage Statement

Warnham Court Farmhouse
Church Street
Warnham
West Sussex
RH12 3QP

*Application for proposed extensions, alterations to the roof and parking
area to existing dwelling*

On Behalf Of

Jonathan and Caroline Lucas

Prepared By

Luke Davis MRICS FAAV FRGS

June 2026

CONTENTS

1	INTRODUCTION	4
2	QUALIFICATIONS.....	5
3	MATERIALS AND GUIDANCE	5
4	THE PROPERTY	7
5	HISTORIC DESIGNATIONS	10
6	HISTORIC CONTEXT	11
7	HERITAGE POLICY AND LEGISLATION.....	12
8	PROPOSED WORKS.....	17
9	SIGNIFICANCE & IMPACT	19
10	CONCLUSION.....	23
11	SIGNATURE	24

LIST OF FIGURES

- | | |
|----------|--|
| Figure 1 | Photograph of Front Elevation |
| Figure 2 | Photograph of Rear Elevation |
| Figure 3 | Photograph of Property in Street Context |
| Figure 4 | Map |

1 INTRODUCTION

- 1.1 This heritage statement has been prepared by Luke Davis MRICS FAAV FRGS on behalf of Jonathan Lucas and Caroline Lucas of Warnham Park, Robin Hood Lane, Warnham, West Sussex RH12 3RP ('the Applicant') to accompany an application at Warnham Court Farmhouse, Church Street, Warnham, West Sussex RH12 3QP ('the Property') for the following:
1. *Part two storey rear extension and single storey orangery.*
 2. *Existing gate on south-western track removed and new surfacing provided to permit vehicle access clear of the carriageway.*
 3. *Existing Horsham stone roofing to be adjusted and extended to form part of new orangery roof structure.*
 4. *Internal (concealed) roof slopes to be re-laid with plain clay tiles to allow for potential future installation of solar panels.*
 5. *New and replacement wooden windows installed.*
- 1.2 The Property is a detached two storey brick dwelling with detached garage and is situated in Warnham Village.
- 1.3 This report will outline the Applicant's proposal, assess the Property's significance as a heritage asset and the impact of the Applicant's proposal on its significance. The Applicant's proposal has been evaluated against conservation and heritage policies at local and national levels.
- 1.4 This report does not constitute a valuation, structural survey or a building survey.

2 QUALIFICATIONS

- 2.1 This report has been written and prepared by Luke Davis MRICS FAAV FRGS.
- 2.2 Luke Davis is a Member of the Royal Institute of Chartered Surveyors (RICS), an RICS Registered Valuer, a Fellow of the Central Association of Agricultural Valuers (FAAV), a Fellow of the Royal Geographical Society (FRGS), and an Affiliate (non-accredited member) of the Institute of Historic Buildings Conservation (IHBC).
- 2.3 Luke Davis is a Chartered Surveyor working with Batcheller Monkhouse with three years' experience working in West Sussex. Luke holds a Bachelor of Arts degree with Honours in History and a Master of Science degree in Rural Estate Management. Prior to his career as a rural surveyor, Luke worked in the heritage sector for two years, assisting with Jersey's *Bridging Island Plan 2022-2025* and in providing responses to planning applications on behalf of a heritage trust and academic society.

3 MATERIALS AND GUIDANCE

3.1 British Standard 7913:2013

- 3.1.1 The British Standard 7913:2013 *Guide to the Conservation of Historic Buildings* (2nd Ed., December 2013) has been referred to during the preparation of this heritage statement.
- 3.1.2 The BS 7913 is a guidance document published by the British Standards Institution which came into effect on 31 December 2013. The British Standard sets out best-practice guidance and industry recommendations to assist in the conservation of historic buildings in the United Kingdom. It should not be quoted as if it were a specification, or a code of practice, and claims of compliance cannot be made to it.
- 3.1.3 The British Standard applies to:
- 'Historic buildings with and without statutory protection. It is not applicable to below ground archaeology or any other type of heritage asset such as movable objects or vehicles'* (The British Standards Institution, 2013)

3.2 Historic England Advice Note 12

3.2.1 The Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets*: Historic England Advice Note 12 has been referred to during the preparation of this report.

3.2.2 HE Advice Note 12 is a guidance document which details:

'...the National Planning Policy Framework (NPPF) requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.' (Historic England, 2019, p. i)

3.3 Historic England Advice Note 16

3.3.1 The Historic England 2021 *Listed Building Consent: Historic England Advice Note 16* has been referred to in the preparation of this report.

3.3.2 HE Advice Note 16 is a guidance document which details:

'General advice for owners of listed buildings about listed building consent as an application process and on how to judge whether proposals need consent, how to achieve certainty on the need for consent and how to make informed applications. It also gives advice on works which may or may not need listed building consent, depending on how the works are proposed to be carried out.'

The advice note emphasises that informed applications are based on an understanding from the start of where special interest of a listed building lies. It outlines the staged approach by which an owner will maximise the chance of a successful listed building consent application and how helpful it is to take advice from professional advisors and experience contractors/craftspeople.'

(Historic England, 2021, p. i)

4 THE PROPERTY

4.1 Situation

- 4.1.1 The Property is located on the eastern edge of Warnham Village approximately 2 miles from Warnham train station, providing links to Horsham, Dorking and London. The Property is surrounded by an abundance of local amenities, shops and transport links.
- 4.1.2 Warnham Court Farmhouse is accessed via a short un-named road leading from Church Street. The access to the rear of the Property provides the primary vehicular access for the Property and is used for private access by the occupier.
- 4.1.3 A site location plan is shown below:

Location Plan



Not to scale.

For identification purposes only.

4.2 Construction and Design

- 4.2.1 Warnham Court Farmhouse is a 16th Century farmhouse with 19th Century alterations, quoted as a Victorian 'restoration'.
- 4.2.2 The Property's construction is of a timber framed construction with hung clay tile features on the first floor elevations, and a Horsham Stone slab roof. In places, the roof is of clay tile. The Victorian extension is of a predominantly rendered brick and brick construction. The windows are timber framed with a mixture of single and double glazing in leaded lights.
- 4.2.3 To the southwest, at the location of the existing rear door, is a modern timber and glass conservatory/sunroom (circa 30-40 years old) which is in a poor state of repair.
- 4.2.4 The Property benefits from generous gardens mostly put to lawn, off-street parking and a modern garage of brick construction built circa 2004.
- 4.2.5 There are few distinguishing features which highlight the Property as being a farmhouse when compared against neighbouring gentle-houses within the village. In this respect, context and historic record is key to understanding the Property within its historic context and the wider historic environment.

4.3 Current Use

- 4.3.1 Warnham Court Farmhouse is currently used as a private residential dwellinghouse.
- 4.3.2 The Property was formerly let on an Assured Shorthold Tenancy but now benefits from vacant possession to Jonathan Lucas who is the freehold owner, and it is not currently resided in owing to a programme of works being required before habitation by Jonathan Lucas and his wife, Caroline Lucas.



Figure 1: Front Elevation



Figure 2: Rear Elevation

5 HISTORIC DESIGNATIONS

5.1 Listed Building

5.1.1 The Property is a locally listed building (Horsham Local Plan Policy 34; Warnham Conservation Area Appraisal and Management Plan, September 2020, p.66).

5.1.2 The Property is not subject to a statutory listed building designation.

5.2 Registered Park and Garden

5.2.1 The Property is not within a Registered Park or Garden.

5.3 Conservation Area

5.3.1 The Property is within the Warnham Conservation Area (Horsham Local Plan Policy 34) and more specifically lies within Fringe 4: *generally well-integrated Conservation Area edge, abutting open green land*.

5.3.2 The Property is within the *Church Street to Bell Road* Character Area.

5.3.3 The Conservation Area document specifically refers to Warnham Court Farmhouse.

5.3.4 The draft Horsham Local Plan 2019-2036 is currently under review by the Inspector.



Figure 3: Warnham Court Farmhouse from Church Street

6 HISTORIC CONTEXT

- 6.1 Warnham Court Farmhouse is situated on the edge of the central village settlement of Warnham off Church Street. Its historic context has become less defined since the Millenium, with a housing development being constructed behind it, known as Wyvern Place, which is the former site of the agricultural yard and buildings which formed Warnham Court Farm.
- 6.2 The construction of houses at Wyvern Place and the adjacent Farm Close has severed the Property, formerly the principal farmhouse for Warnham Court Farm, from the agricultural land, placing the Property more central to the village settlement today than would have been experienced pre-2004.
- 6.3 The Property's size and built form is however notably different to that of the majority of surrounding properties, which helps to define its special interest within the historic environment today.

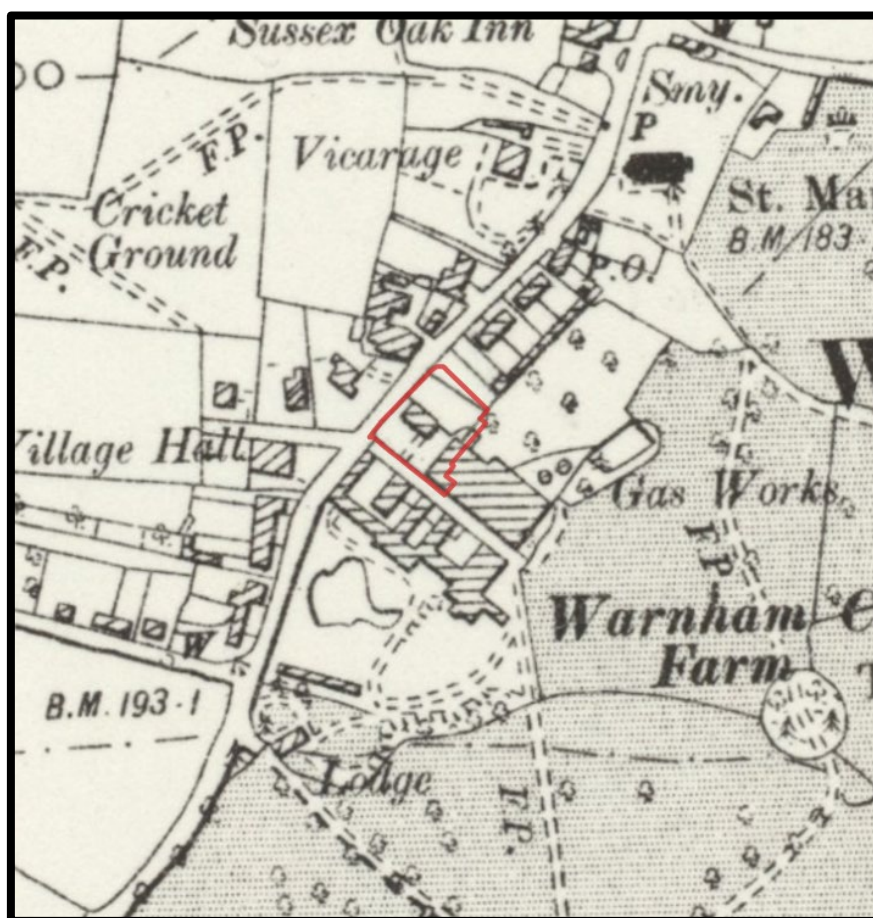


Figure 4: Historic Map c.1900

7 HERITAGE POLICY AND LEGISLATION

7.1 Introduction

- 7.1.1 This section sets out the relevant heritage policies and legislation at national and local levels.

7.2 Legislation

- 7.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the legislative background for proposals affecting heritage assets.
- 7.2.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.
- 7.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The Act applies to the exercise of planning functions with respect to any buildings or other land in a conservation area.

7.3 National Planning Policy Framework (2024)

- 7.3.1 The National Planning Policy Framework sets out the Government's heritage policies for England. It was last revised on 12 December 2024.
- 7.3.2 Paragraph 207 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7.3.3 Paragraph 210 states that in determining applications, Local Planning Authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.3.4 Paragraph 212 continues to note 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.

7.3.5 Any harm to, or loss of, the significance of a designated heritage asset should require a clear and convincing justification. Substantial harm to or loss of Grade II Listed Buildings should be exceptional. Substantial harm to or loss of Grade II* Listed Buildings should be wholly exceptional.

7.3.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

7.3.7 Paragraph 216 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

7.4 National Planning Practice Guidance (NPPG)

7.4.1 Paragraph 006 defines 'significance' as being 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.

7.4.2 Archaeological interest: where a heritage asset holds, or potentially holds, evidence of past human activity.

- 7.4.3 Architectural interest: relating to the design and general aesthetics of a place arising from conscious design or fortuitously from the way the heritage asset has evolved. It is also an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.
- 7.4.4 Artistic interest: interest in other human creative skill, like sculpture.
- 7.4.5 Historic interest: an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them.
- 7.4.6 The NPPG refers to the NPPF definition of setting as:
- 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* (NPPF, Annex 2)
- 7.4.7 The NPPG paragraph 039 provides a definition for 'non-designated heritage assets':
- 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'*
- A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'*
- 7.4.8 Paragraph 040 states that a number of processes exist for identifying non-designated heritage assets, including local and neighbourhood plans as well as conservation area appraisals and reviews. It states that irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence. Deciding bodies should make clear and up to date information on such assets and make the foregoing accessible to the public. Furthermore, information on the criteria used to select non-designated assets and information about the location of existing assets should be made publicly available.

- 7.4.9 Paragraph 041 summarises the two categories of non-designated heritage assets of archaeological interest: (1) those that are demonstrably of equivalent significance to scheduled monuments, and (2) other non-designated heritage assets of archaeological interest.

7.5 Horsham Local Plan

- 7.5.1 The Development Plan for the site comprises the Horsham District Planning Framework (adopted 2015) and the Warnham Neighbourhood Plan (made 2019). The NPPF, Warnham Design Statement and Warnham Conservation Area Appraisal are material considerations.
- 7.5.2 The application includes alterations of locally listed buildings. The policy states that the Council sustain and enhance the historic environment through the positive management of development affecting heritage assets.
- 7.5.3 The draft Horsham Local Plan 2019-2036 is currently under review by the Inspector.
- 7.5.4 Policy 34 of the Horsham Local Plan (2015) addressed *Heritage Assets and Managing Change within the Historic Environment*.
- 7.5.5 Paragraph 9.41 states that local heritage is recognised through 'Locally Listed' buildings and designated archaeological areas. Collectively, the District's historic environment is its "heritage assets" and these elements carry weight in consideration of planning and development matters.
- 7.5.6 The aim of the historic environment policy is to sustain and where appropriate, enhance the significance of the District's heritage assets (paragraph 9.42). Significance is herein defined as 'the sum of the architectural, historic, artistic, communal, social, and archaeological qualities of a designated and undesignated heritage asset'.

7.6 Warnham Conservation Area

7.6.1 The Warnham Conservation Area Appraisal and Management Plan (September 2020) ('the management plan') outlines the history, context, and interests including heritage assets, land use, and setting of the village settlement in Warnham. It also provides the framework for the ongoing development and management of the conservation area and provides a commentary on buildings and materials. It also includes a gazetteer of listed buildings and locally listed buildings.

7.6.2 The *Warnham Conservation Area Appraisal and Management Plan* (September 2020, p.66) states that a 'Locally Listed Building' is:

'A building identified by Horsham District Council as of local historic, architectural or townscape interest. Locally listed buildings are non-designated heritage assets as defined within the National Planning Policy Framework. Many local authorities have lists of such buildings and structures. The National Planning Policy Guidance suggests it is helpful for local planning authorities to keep a local list of non-designated heritage assets and that this list is publicly accessible. Historic England advised that local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.'

7.6.3 The management plan states that the following elements help to form the unique character of Warnham Conservation Area:

- Large undeveloped front gardens (predominantly within Church Street)
- Low level boundary timber picket fences
- Variety of house designs, two storey or lower
- Predominant use of natural materials
- Traditional detailing
- Inconspicuous or subservient extensions
- Green features and mature tree plantings

7.6.4 The management plan notes that the village has evolved slowly and that three main styles can be identified in its buildings: medieval, Georgian, and Victorian.

7.6.5 The management plan generally considers that timber frames, brick, handmade clay tiles, Horsham Stone, small casement windows, and hung clay tiles are generally considered to have a positive impact on the overall character of the Conservation Area.

8 PROPOSED WORKS

8.1 Proposal

8.1.1 The Applicant is applying for permission to undertake the following:

- 1. Part two storey rear extension and single storey orangery.*
- 2. Existing gate on south-western track removed and new surfacing provided to permit vehicle access clear of the carriageway.*
- 3. Existing Horsham stone roofing to be adjusted and extended to form part of new orangery roof structure.*
- 4. Internal (concealed) roof slopes to be re-laid with plain clay tiles to allow for potential future installation of solar panels.*
- 5. New and replacement wooden windows installed.*

8.2 Context of Works

8.2.1 It is understood that the Applicant intends to occupy the Property as their principal residence on a long-term basis.

8.2.2 The proposed works form part of the Applicant's long-term succession planning arrangements. The Applicant intends to relocate from their existing residence to the Property, providing more suitable accommodation.

- 8.2.3 The Applicant believes that the undertaking of the proposed works would greatly improve their lifestyle and enjoyment of the Property, as well as offering the chance to rectify structural defects which are largely caused by poor historic design and workmanship in the 19th and 20th Centuries.

8.3 Comments on Proposal

- 8.3.1 The internal alterations are designed to improve the flow and usability of the Property by creating larger, more practical living spaces and providing enhanced connections between the principal rooms.
- 8.3.2 The proposal also incorporates measures intended to support the Applicant's long-term occupation of the Property, into more senior years, while taking occupation after their lifetime into consideration. Improved accessibility has been a key consideration in the design process by the Applicant, including the provision of more adaptable internal spaces and the potential for future installation of a lift should mobility requirements arise. The proposed staircase design and revised layout is proposed to help ensure that the Property remains suitable for occupation as the Applicant's needs change over time and account for improved experience by future occupiers.
- 8.3.3 The proposed two-storey rear extension and orangery is proposed to provide additional living accommodation and improve the overall layout of the Property. The extension has been positioned to the rear of the Property with the intention of reducing visual impact on the streetscape from Church Street, with the Applicant wishing to preserve the building's contribution to the character and appearance of the Conservation Area. The design incorporates traditional materials and detailing which reflect the existing building, which aim to appear subordinate and complementary to the historic fabric.

9 SIGNIFICANCE & IMPACT

9.1 Introduction

9.1.1 The NPPF defines significance as *‘the value of a heritage asset to this and future generations because of its heritage interest’*.

9.1.2 ‘Significance’ is therefore a term that describes a structure or feature’s special interest. It is an interest that is understood in terms of values attributed to that heritage asset, of which there is an extensive list, for example: architectural, technological, spatial, archaeological, economic, educational, recreational, social, cultural, spiritual, ecological, commemorative, aesthetic, symbolic, etc.

9.1.3 It is generally accepted that the values within that extensive list fall into one or more of the following categories:

- **Aesthetic Value:** derived from the ways in which people draw sensory and intellectual stimulation from a place. This value focusses on the purposeful design of an asset to look a certain way.
- **Communal Value:** derived from the meanings of a place for people who relate to it in different ways. This could include associations with social groups, particular individuals, or could be the value of the asset to a particular community. This sense of communal value is likely to change with time.
- **Evidential Value:** derived from the potential of a place to yield evidence about the past. This could be archaeological evidence, for example.
- **Historical Value:** derived from the ability of a place to demonstrate or illustrate an aspect of the past, or associations with historic figures or events. This could include war memorials, stately homes or an historic agricultural building.

9.1.4 An understanding of its significance is vital to ensuring that any alterations or works eliminate harm where possible, and where harm is unavoidable that a record of what was there is created.

9.2 Assessment Matrix

9.2.1 The British Standard states that:

'The magnitude of impact of change should be assessed in relation to the significance and value of the historic building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major' (BS 7913, p.15).

9.2.2 The below matrix is based on the example shown in the British Standard and is the matrix adopted by this report. Other similar matrices can also be used.

VALUE	MATRIX FOR ASSESSING MAGNITUDE OF IMPACT TO HISTORIC BUILDINGS				
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Slight/Moderate	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight
	No Change	Negligible	Minor	Moderate	Major
	LEVEL OF CHANGE				

9.3 Impact on Aesthetic Value

9.3.1 Overall, the proposal is considered to have a **Moderate** impact on the Property's aesthetic value.

9.3.2 The Property has a medium aesthetic value, being a property of local built form and materials, which evidently reflects the Victorian restoration of an earlier sixteenth century building. The Property benefits from local materials notably the use of Horsham Stone slab roofing but is not of any particularly unique or distinctive design when compared to other properties within Warnham and the wider locality of the same period(s), appointment and historic use.

9.3.3 The front elevation which is parallel to Church Street is not subject to any aesthetic change in the Applicant's proposal.

- 9.3.4 The aesthetic value of the overall property is Medium.
- 9.3.5 The level of change affecting the aesthetic value is Moderate.
- 9.3.6 The overall magnitude of impact to the aesthetic value is **Moderate**.

9.4 Impact on Communal Value

- 9.4.1 Overall, the proposal is considered to have a **Neutral/Slight** impact on the Property's communal value.
- 9.4.2 The Property has a low communal value, as the Property, while central to the village, is sheltered from view and does not contribute significantly to the streetscape, enjoyment, or understanding of Warnham as a rural village. The Property also benefits from a wrap-around brick wall which shelters the majority of the ground floor from view. It does, however, have a strong association with the wider context of the former Warnham Court Estate and provides a demonstrable marker of how Warnham has developed as a settlement during the 21st Century.
- 9.4.3 The communal value of the overall property is Low.
- 9.4.4 The level of change affecting the communal value is Negligible.
- 9.4.5 The overall magnitude of impact to the communal value is **Neutral/Slight**.

9.5 Impact on Evidential Value

- 9.5.1 Overall, the proposal is considered to have a **Slight/Moderate** impact on the Property's evidential value.
- 9.5.2 The Warnham Conservation Area document specifically refers to Warnham Court Farmhouse and states that its gardens are the remaining evidence of its origin as a farmhouse. Its associated farm buildings have been demolished and replaced with the modern higher density development of Wyvern Place.

9.5.3 While the Property benefits from local materials and built form, it is not immediately evident that it is a farmhouse. There are no specific features which yield evidence of the Property's agricultural past, nor is it of a particularly grand appointment as to reveal significant evidence of socio-economic values associated with the Property and its former agricultural holding. In this regard, the Property is almost wholly dependent on its historical context to reveal its significance.

9.5.4 The evidential value of the overall property is Low.

9.5.5 The level of change affecting the evidential value is Negligible.

9.5.6 The overall magnitude of impact to the evidential value is **Neutral/Slight**.

9.6 Impact on Historical Value

9.6.1 Overall, the proposal is considered to have a **Slight** impact on the Property's historical value.

9.6.2 The Property helps to illustrate an aspect of Warnham's agricultural past in relation to Warnham Court and particularly demonstrates changes to local industry and land use. While this historical value is important at a local level, it does not bear significant importance to understanding the past at a wider district, regional or national level. The changes proposed will not significantly detract from the understanding of this history or the Property's historical context, on which it is heavily reliant.

9.6.3 The historical value of the overall property is Low.

9.6.4 The level of change affecting the historical value is Negligible.

9.6.5 The overall magnitude of impact to the historical value is **Neutral/Slight**.

10 CONCLUSION

- 10.1 I am of the opinion that the Applicant's proposal is justified and will not have a significantly adverse impact on the character of Warnham Court Farmhouse.
- 10.2 The proposal in its current form is, in my opinion, an appropriate scheme of development for the Property. The application proposes an extension at ground floor level which incorporates existing styles and materials to ensure that the extension is in keeping with the character of the Property and is respectful of its significance as a Locally Listed Building and its location within the Warnham Conservation Area.
- 10.3 I am also of the opinion that the Applicant has given due consideration to the heritage significance of the Property and its contribution to the character and appearance of the Conservation Area.
- 10.4 The proposed development has been designed to respect the existing built form through the use of complementary materials, detailing and proportions.
- 10.5 The proposal comprises alterations and extensions which incorporate existing architectural styles and materials, including the retention and extension of Horsham stone roofing and the introduction of an Oak framed orangery and extended veranda.
- 10.6 I am of the opinion that these works have been carefully designed to remain sympathetic to the character of the Property and its historic setting.
- 10.7 The Applicant's proposals will, in my opinion, improve the functionality and flow of the Property while creating modern living spaces that are appropriate to its character as an historic dwelling. I believe that this will encourage continued stewardship of the Property and will contribute positively to its long-term conservation.
- 10.8 The proposal is considered to be in accordance with relevant national and local heritage planning policies and is unlikely to result in harm to the significance of the Property or the wider Conservation Area.

10.9 Recommendations

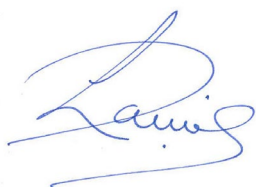
- 10.9.1 It is recommended that the proposed Worcester Bosch Greenstar external boiler is positioned and screened appropriately to minimise its visual impact on the character of the conservation area. The Warnham Conservation Area Appraisal and Management Plan (Part II) advises that external equipment and installations should be located away from prominent positions where possible to avoid detracting from the area's historic character. Although the front elevation is not entirely visible from the public road, careful consideration should still be given to its appearance and integration on site.
- 10.9.2 Further clarification should be provided regarding the proposed removal of the existing central window and the formation of new window openings. The Warnham Conservation Area Appraisal and Management Plan identify the loss of traditional windows as a significant threat to local heritage character. Any replacement or new windows should therefore be designed to reflect the building's historic appearance, using appropriate materials, proportions and detailing to ensure they are in keeping with the character of the Property and the wider conservation area.

11 SIGNATURE

This report has been prepared to accompany a planning application and the full details and specifications, including drawings and photography, of that application should be referred to alongside this report.

I trust that I have provided you with sufficient information for your consideration of the Applicant's proposal, but if there are any aspects that you wish to discuss or if I can provide any further assistance, please do not hesitate to contact me.

Signed:



Luke Davis MRICS FAAV FRGS

Date: 8 June 2026