

Heritage Statement

3 The Old Sussex Stud, Cowfold Road, West Grinstead, RH13 8JP

July 2026

CONTENTS	PAGE
1.0 PURPOSE OF THE REPORT	3
2.0 INTRODUCTION	3
3.0 DESIGNATED HERITAGE ASSET	3
4.0 SITE AND HERITAGE ASSET	5
5.0 STATEMENT OF SIGNIFICANCE	5
6.0 DESCRIPTION OF THE PROPOSAL	6
7.0 DESIGN CONSIDERATIONS	8
8.0 HERITAGE IMPACT ASSESSMENT	9
9.0 RELEVANT PLANNING HISTORY	10
10.0 LEGISLATIVE AND PLANNING POLICY CONTEXT	10
11.0 CONCLUSION	11

APPENDICIES

APPENDIX AT/1 – SUPPORTING INFORMATION

1.0 PURPOSE OF THE REPORT

- 1.1 This Heritage Statement & Impact Assessment has been prepared by Atelier T&B in support of applications for Householder Planning Permission and Listed Building Consent for the installation of a freestanding solid fuel appliance together with an external insulated twin-wall flue at 3 The Old Sussex Stud, Cowfold Road, West Grinstead.
- 1.2 The purpose of this report is to identify the significance of the designated heritage asset, describe the proposed works and assess the impact of those works upon the special architectural and historic interest of the Grade II Listed Building.
- 1.3 The assessment has been prepared having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the adopted development plan for Horsham District.

2.0 INTRODUCTION

- 2.1 The proposal seeks consent for the installation of a freestanding solid fuel appliance together with an external insulated twin-wall flue serving the principal living accommodation.
- 2.2 The proposal has been carefully developed to provide an efficient and sustainable source of heating whilst minimising intervention to the existing building and reducing the visual impact of the external flue as far as reasonably practicable.
- 2.3 The proposal has been informed by a detailed understanding of the building, its architectural character and the practical constraints presented by the existing internal layout.

3.0 DESIGNATED HERITAGE ASSET

- 3.1 The application property forms part of The Old Sussex Stud, formerly known as the Stabling to North of Office, Park Farm, which is designated as a Grade II Listed Building (National Heritage List for England Entry No. 1354299).
- 3.2 The building was listed on 5 April 1993 for its special architectural and historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.3 The statutory list describes the building as an early twentieth-century stable block of E-shaped plan, constructed in brick with rendered

elevations upon a sandstone base beneath clay pantile roofs. Architectural features identified within the listing include traditional stable doors and timber louvred casement windows.

3.4 The designation reflects the survival of the former stable buildings and their contribution to the historic agricultural character of Park Farm. Although the buildings have subsequently been converted to residential accommodation, their original agricultural form, traditional materials and restrained architectural detailing remain readily identifiable and continue to contribute positively to their significance (Figure 2).

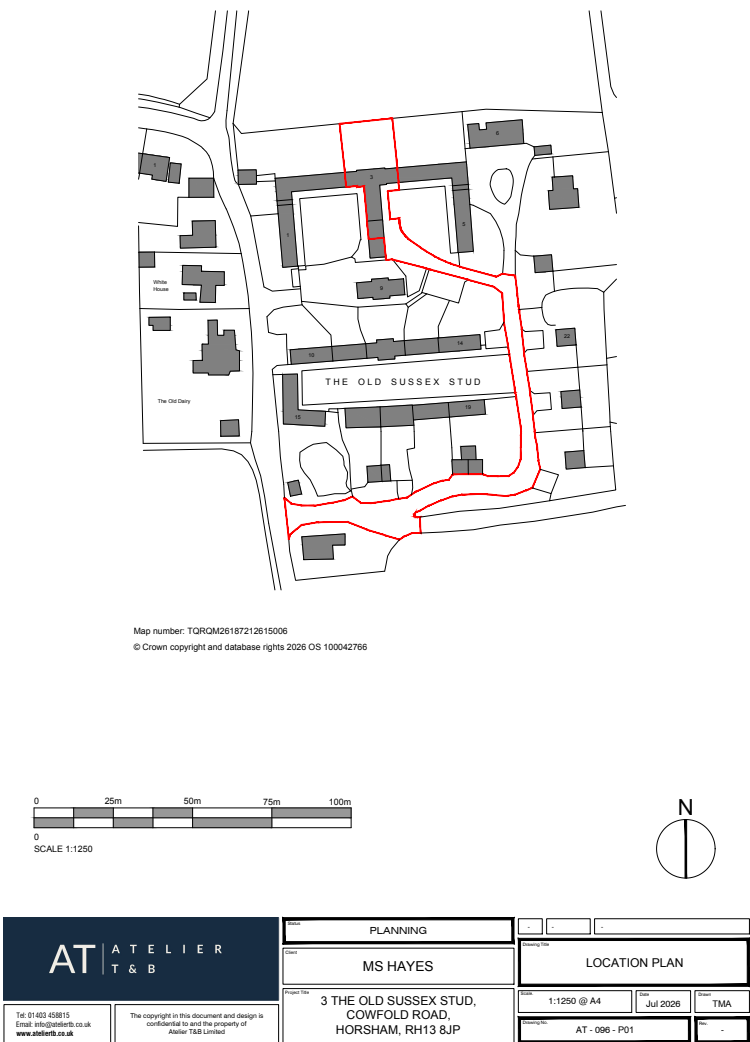


Figure 1 – Site location plan identifying 3 The Old Sussex Stud within the wider Park Farm complex.

4.0 SITE AND HERITAGE ASSET

- 4.1 The application property occupies one part of the former stable complex known as The Old Sussex Stud.
- 4.2 The complex is arranged around a shared courtyard and retains a cohesive agricultural character through the consistent use of rendered elevations, clay pantile roofs, painted timber joinery and simple building forms.
- 4.3 Whilst adapted to accommodate modern residential occupation, the former agricultural layout remains clearly legible and the relationship between the individual buildings continues to make an important contribution to the significance of the listed group.
- 4.4 The proposal relates solely to No. 3 and does not involve any alteration to the established building form, roof profile, external openings or wider setting. The existing character of the building is illustrated in Figure 2.



Figure 2 – Existing rear elevation illustrating the simple agricultural form, rendered elevations and clay pantile roofscape of the listed building.

5.0 STATEMENT OF SIGNIFICANCE

- 5.1 The significance of The Old Sussex Stud derives from both its architectural qualities and its historic association as part of the former agricultural buildings serving Park Farm.

- 5.2 The statutory listing identifies the building as an early twentieth-century stable block, and its significance is expressed through the survival of its simple agricultural form, traditional materials and restrained detailing.
- 5.3 Particular significance is attached to:
- the surviving agricultural plan form;
 - the simple massing and roofscape;
 - the rendered brick construction upon a sandstone base;
 - the clay pantile roof coverings;
 - traditional stable openings and timber joinery;
 - the collective relationship between the individual buildings enclosing the former working courtyard.
- 5.4 Although adapted for residential use, the conversion has generally respected the original character of the buildings and their agricultural origins remain readily apparent.
- 5.5 In addition to the architectural significance of the individual building, the listed stable complex also derives significance from its group value, recognised through its Grade II listing (GV II). The relationship between the former stable buildings, their shared courtyard setting and their consistent use of traditional materials collectively contribute to the character and historic interest of the site. The proposal does not alter these relationships or diminish the contribution made by the building to the wider listed group.
- 5.6 The proposal affects only a limited area of the existing roof covering and does not alter the defining characteristics that contribute to the building's significance.

6.0 DESCRIPTION OF THE PROPOSAL

- 6.1 The proposal comprises the installation of a freestanding solid fuel appliance within the existing principal living accommodation together with a 200mm external diameter matt black insulated stainless steel twin-wall flue.
- 6.2 The flue has been positioned towards the eastern end of the roof slope serving the principal living accommodation and follows the most direct route from the appliance through the existing roof structure before terminating above the roof in accordance with the requirements of Approved Document J of the Building Regulations.
- 6.3 The external flue has been specified in a matt black finish to reduce reflectivity and visual prominence against the existing clay pantile roof.

The terminal height has been restricted to the minimum necessary to achieve a safe and compliant installation, thereby minimising its impact upon the character and appearance of the listed building.

- 6.4 The proposal does not include any extensions, alterations to the existing roof form, replacement of historic materials or alterations to existing openings. The proposed flue location and appearance are illustrated on the accompanying elevation and roof plan (Figures 3 and 4).



Figure 3 – Proposed elevation illustrating the position and height of the external insulated twin-wall flue.

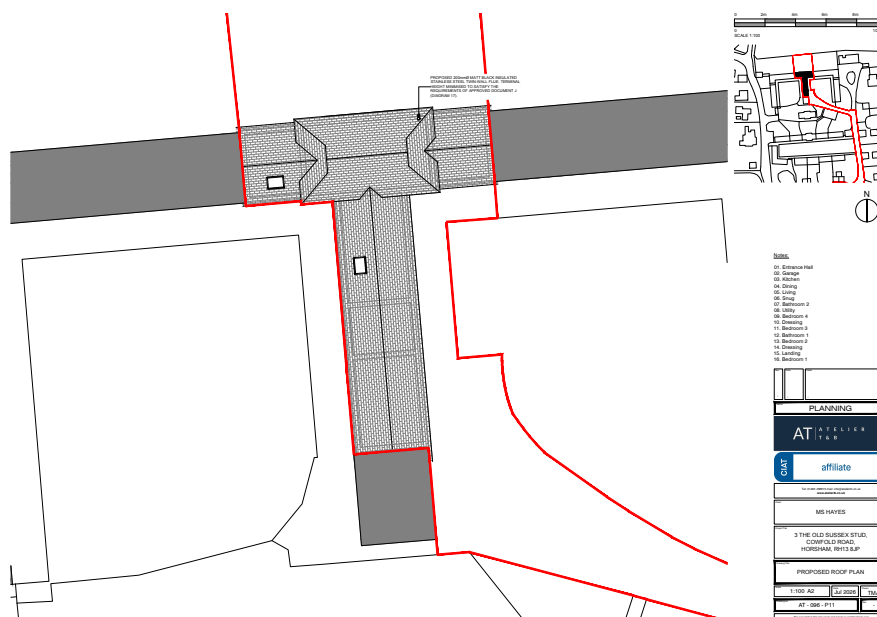


Figure 3 – Proposed elevation illustrating the position and height of the external insulated twin-wall flue.

7.0 DESIGN CONSIDERATIONS

- 7.1 The proposal has been informed by a careful balance between the operational requirements of the proposed heating appliance and the need to preserve the special architectural and historic interest of the listed building.
- 7.2 The proposed appliance has been positioned within the principal living accommodation to provide an effective source of heating whilst respecting the existing layout of the dwelling.
- 7.3 Due to the substantial vaulted accommodation above and the fixed position of the appliance, alternative flue routes were considered but would require significantly greater intervention to the existing roof structure and historic fabric. Such solutions would increase both the extent of the physical works and the visual impact of the installation.
- 7.4 The adopted solution therefore allows the flue to follow the shortest and least intrusive route through the roof.
- 7.5 Particular attention has been given to reducing the prominence of the external flue. This has been achieved through:
- positioning the flue towards the eastern end of the roof slope;
 - limiting the external diameter to a 200mm insulated twin-wall system;
 - specifying a matt black finish to reduce reflectivity;
 - restricting the terminal height to the minimum necessary to satisfy Approved Document J.
- 7.6 Collectively these measures ensure that the proposal remains proportionate to the building whilst providing a safe and efficient installation.
- 7.7 Throughout the design process, consideration has been given to achieving compliance with current Building Regulations whilst reducing the visual impact of the proposal as far as reasonably practicable. The resulting design reflects this balance and has been developed specifically in response to the character and constraints of the listed building.

8.0 HERITAGE IMPACT ASSESSMENT

- 8.1 The proposed works represent a modest and reversible intervention to the listed building.
- 8.2 The proposal introduces a single external flue through the existing roof covering. Although visible from parts of the site, the flue remains a lightweight addition that is clearly subordinate to the overall form of the building. Its restrained diameter, matt black finish and carefully considered terminal height reduce its visual prominence and allow it to integrate with the existing clay pantile roofscape.
- 8.3 Importantly, the proposal does not alter the established massing of the building, remove or obscure significant architectural features or affect the relationship between the buildings that collectively contribute to the significance of the former stable complex.
- 8.4 The intervention is limited to a localised penetration through the existing roof covering and has been designed so that it could be removed in the future without fundamentally altering the form or character of the listed building.
- 8.5 The proposal also supports the continued viable use of the building by providing an efficient heating source that enhances the comfort and functionality of the dwelling. The sensitive adaptation of listed buildings to meet modern living requirements is an important aspect of their long-term conservation, provided that such works preserve the characteristics which contribute to their significance. In this instance, the proposal achieves that balance through a carefully considered and proportionate intervention.
- 8.6 To assist in understanding the visual impact of the proposal, an indicative photomontage has been prepared illustrating the appearance of the proposed flue following installation (Figure 5).



Figure 5 – Indicative photomontage illustrating the proposed appearance of the external twin-wall flue following installation.

9.0 RELEVANT PLANNING HISTORY

- 9.1 Planning Permission and Listed Building Consent were granted in 2020 for the installation of an external insulated twin-wall flue serving a neighbouring property within The Old Sussex Stud.
- 9.2 Whilst each planning application must be determined on its own merits, the approved scheme demonstrates that appropriately designed external flues can be successfully accommodated within the listed complex where they are sensitively positioned and detailed.
- 9.3 The current proposal adopts the same design principles whilst further reducing visual impact through careful consideration of the flue's position, diameter, finish and terminal height.
- 9.4 A copy of the Delegated Officer's Report has been included as Appendix AT/1.

10.0 LEGISLATIVE AND PLANNING POLICY CONTEXT

- 10.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority, when considering whether to grant planning permission for development affecting a listed building or its setting, to have special regard to the desirability of preserving the building, its setting and those features which contribute to its special architectural or historic interest.

- 10.2 Chapter 16 of the National Planning Policy Framework (NPPF) requires great weight to be given to the conservation of designated heritage assets and seeks to ensure that proposals affecting such assets are appropriately assessed, with any harm clearly justified.
- 10.3 At a local level, the proposal has also been considered against the adopted development plan for Horsham District, including policies relating to the conservation and enhancement of the historic environment. The proposal has been carefully designed to minimise intervention to the existing building, preserve its architectural character and maintain its contribution to the wider listed stable complex.
- 10.4 Accordingly, it is considered that the proposal satisfies the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with both national and local heritage policy.

11.0 CONCLUSION

- 11.1 This Heritage Statement & Impact Assessment has considered the significance of the Grade II Listed Building and the impact of the proposed installation of a freestanding solid fuel appliance and external insulated twin-wall flue.
- 11.2 The proposal has been carefully designed to minimise both physical intervention and visual impact through the selection of the shortest practical flue route, a restrained 200mm insulated twin-wall system, a matt black finish and a terminal height limited to the minimum necessary to satisfy current Building Regulations.
- 11.3 The proposed works do not alter the established form, plan or character of the former stable building, nor do they diminish its contribution to the wider listed group. The proposal represents a modest and reversible intervention that has been carefully designed to preserve the special architectural and historic interest of the designated heritage asset whilst allowing the continued sensitive use of the property as a dwelling.
- 11.4 Having regard to the statutory duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with the relevant provisions of the National Planning Policy Framework, it is concluded that the proposal preserves the significance of the designated heritage asset and is appropriate for the grant of both Planning Permission and Listed Building Consent.

Heritage Statement

3 The Old Sussex Stud, Cowfold Road, West Grinstead, RH13 8JP

Appendix AT/1

July 2026



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/20/0246

4 The Old Sussex Stud, Cowfold Road, West Grinstead, Horsham, West Sussex, RH13 8JP

DESCRIPTION:

Installation of second wood burning stove and flue in second living room (Householder Application)

RELEVANT PLANNING HISTORY:

DC/06/1300	Installation of wood burning stove and flue (Listed Building Consent)	Application Permitted on 18.07.2006
DC/06/1285	Installation of flue	Application Permitted on 18.07.2006
DC/20/0247	Installation of second wood burning stove and flue in second living room (Listed Building Consent)	Under consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Neighbourhood Plan:

West Grinstead Parish Neighbourhood Plan was put out for consultation between 29 July and 23 September 2019, at present there is no Made plan.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC - Conservation & Design Officer: Although the flue will increase the domestic character of the converted stables it will not prevent an opportunity to understand and appreciate the special interest of the listed building. No harm will arise.

Parish Comments:

West Grinstead Parish Council: No objection

Representations:

One representation was received objecting to the proposal due to pollution, dirt, smell, appearance, design and loss of general amenity.

HUMAN RIGHTS:

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Policy 32 and 33 of the HDPF seeks to ensure that the development in the district promotes high standard/high quality design in order to enhance and protect locally distinctive characters such as landscaping (both within a scheme and having regard to the impact on surrounding landscapes) and considerations on the local, social, and environmental characteristics. It also seeks to ensure that the scale, massing and appearance of the development and layout (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. Policy 34 of the Horsham District Planning framework states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets.

Number 4 The Old Sussex Stud is a Listed Grade II stable conversion, it is a compact stable cottage with its own parking place, a rear patio, private entrance and small garden area. The proposal is to add an additional flue viewable mainly from the rear of the property.

The proposed flue would represent a relatively innocuous addition to the building and although representing an additional domestic addition to the converted stable building it is considered it would not be of a nature which would have any adverse impact, and would not prevent the opportunity to understand and appreciate the special interest of the listed building. It is noted that neighbouring listed properties on the complex, including number 4, have external flues and the proposal will be seen in this context. It is therefore considered that no adverse impact would result in the wider surrounding area.

A neighbouring property has objected to the installation of the flue due to the smell, pollution and the implications of trapped smoke within the properties, possible damage to adjacent property, and possible soot and ash particles given out from the wood burner. It is though considered that the domestic scale and nature of the addition would limit the potential for such nuisance, and any harm arising would be unlikely to be of such significant as to amount to a level of harm which would warrant a refusal of planning permission. It is noted that Horsham District is not a smoke control area, and therefore residents are able to use the heating fuel and equipment of their choice. An informative is recommended to set out measures which would reduce the potential for harmful smoke nuisance, and any future complaints in this regard could be investigated by Environmental Health.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that if solid fuels are burnt to heat your home, choosing what you burn and how you burn it can make a big difference to the pollution it creates. The Council's Environmental Health Team recommends the following steps:-

- Consider burning less
- Buy '[Ready to Burn](#)' fuel
- Season freshly chopped wood before burning
- If you use House Coal, use approved smokeless fuels instead - such as anthracite or smokeless coals
- Do not burn treated waste wood (eg old furniture) or household rubbish
- Regularly maintain and service your stove (eg annually)
- Get your chimney swept regularly (up to twice a year)
- Preferably buy new equipment e.g. an oven, stove or wood burner, that is suitable for use in a smoke control area (these are called Exempt Appliances), as this helps minimise the amount of air pollution produced which has health benefits both for the owner and also all residents within the District.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/20/0246

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	07.02.2020
Supporting Statement	Heritage	NONE	07.02.2020
Block plan		NONE	07.02.2020
Elevation plan	Proposed	NONE	07.02.2020
Floor plan		NONE	07.02.2020
Location plan		NONE	07.02.2020

DELEGATED

Case Officer sign/initial Shazia Penne Date: 10.03.2020

Authorising Officer sign/initial Guy Everest Date: 23.03.2020