

~ WOOD GRANGE LODGE ~

HENFIELD ROAD, COWFOLD, HORSHAM, WEST SUSSEX, RH13 8DT

Internal reconfiguration and alterations to create three residential units

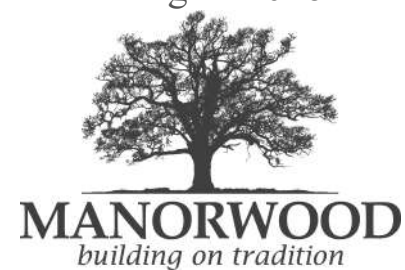
HERITAGE STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT



Prepared by Natalie Aldrich IHBC, PCIfA

Reviewed by Ben Kirk MSc, IHBC

August 2026



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Natalie Aldrich, Heritage Consultant, and reviewed by Ben Kirk, Managing Director.

Natalie holds a BA(Hons) in History and Politics and a FdSc in Architectural Conservation and is a full member of the Institute of Historic Building Conservation (IHBC) and Practitioner member of the Chartered Institute for Archaeologists (PCIfA). Natalie is a member of the Vernacular Architecture Group (VAG) and has over 10 years’ experience as a Heritage Consultant working on buildings and sites of all types across southern England.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a planning application relating to proposal at Wood Grange, Cowfold, West Sussex.
- 1.2 Wood Grange is a Grade II listed 18th century house located on the west side of Henfield Road (A281) and the southern edge of the village of Cowfold. The property includes a late 19th century building lodge (known as Wood Grange Lodge) extended during the 20th century, that sits immediately to the north of the main house.
- 1.3 Wood Grange Lodge was originally part of Noah's Ark School's classroom and part of the Noah's Ark Café after the school closure. Following the demolition of the Noah's Ark Café the building was extended to create garages and later converted into the 811 Music Studios.
- 1.4 The application comprises the conversion of the Lodge outbuilding to the north of Wood Grange to create three residential units, following receipt of consent for its conversion to create two residential units (Horsham District Council reference DC/24/0511).
- 1.5 Due to the historic connection of the listed house and Lodge, and the Lodge to make a contribution to the significance of the listed building, as well as it potentially being considered as a non-designated heritage asset, this Heritage Statement accompanies the application.
- 1.6 Historic mapping has been consulted to help understand the development of the building and its immediate environs, as well as its wider setting. The maps are included in section 4 of this report.
- 1.7 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage asset (Wood Grange) and if and how the Lodge contributes to this. The Heritage Statement includes an Impact Assessment which considers the potential impact of the proposed works on the significance of the heritage asset identified, including the contribution made by its setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2026) and the Local Planning Authority.



2 HERITAGE ASSETS AND DESIGNATIONS

2.1 Wood Grange is a statutory listed building designated in November 1980. The listing reads:

WOOD GRANGE

Location Cowfold, West Sussex, RH13 8DT

District Horsham (District Authority)

Date Listed 28th November 1980

List Entry No 1193000

Grade II

Description C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.

CURTILAGE LISTED

2.2 According to the Advice Note Listed Buildings and Curtilage published by Historic England in 2018, the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a Listed Building, are to be treated as part of the Listed Building. Historic England's Advice Note provides hypothetical examples to assist in the assessment as to whether a building within the curtilage of a statutory Listed Building should be deemed to be part of the listing.

2.3 Wood Grange Lodge is not a statutory listed building, although the building comprises a 19th century section which may mean it is considered to be a non-designated heritage asset. The building was historically associated in use and ownership to the Grade II Listed Wood Grange, designated in November 1980. The properties, however, were separated into two independent residential dwellings before Wood Grange was listed and, therefore, Wood Grange Lodge is not considered to be curtilage listed.



Heritage assets at Wood Grange

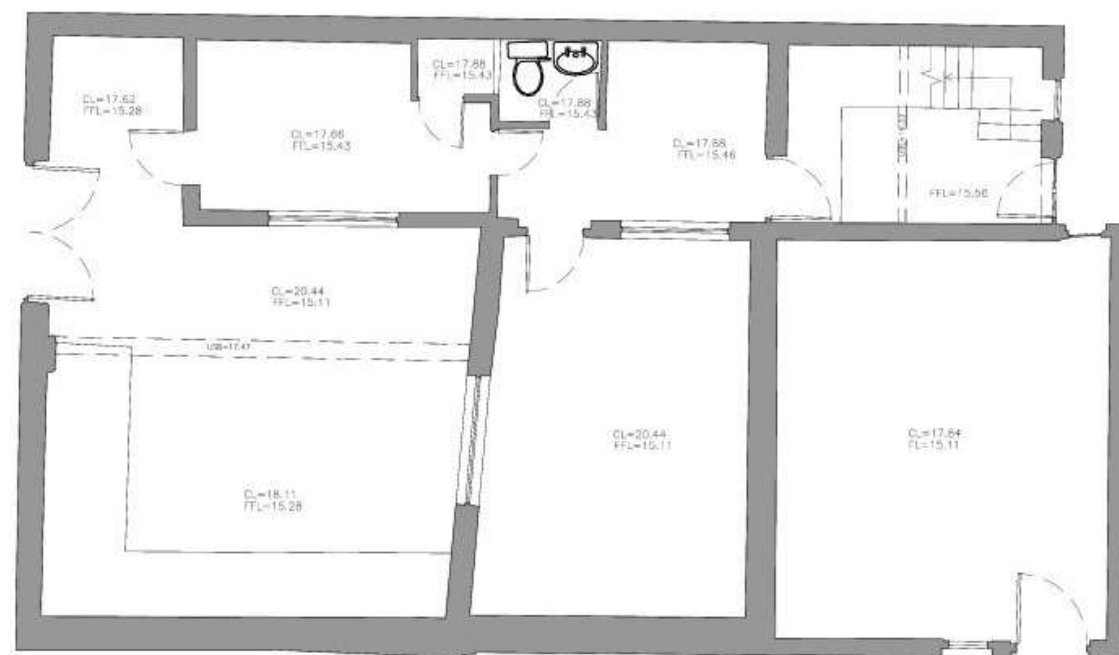
3 PROPOSALS

- 3.1 The proposal comprises the reconfiguration of the interior of Wood Grange Lodge, following consent for its conversion to create two units. These works would provide three units. The additional unit would be over ground and first floor, with a mezzanine above the ground floor. No external works are proposed.
- 3.2 The proposals and their potential impact on the significance of the designated heritage assets in the vicinity are assessed in Section 6 of this report.
- 3.3 Accompanying documents and plans should be read in conjunction with this Heritage Statement.



First Floor Plan
1:100 PROPOSED

Proposed alterations to first floor of Wood Grange Lodge (following consented scheme)



Ground Floor Plan
1:100 EXISTING

Existing ground floor (Permission for internal alterations and reconfiguration approved under DC/24/0511)

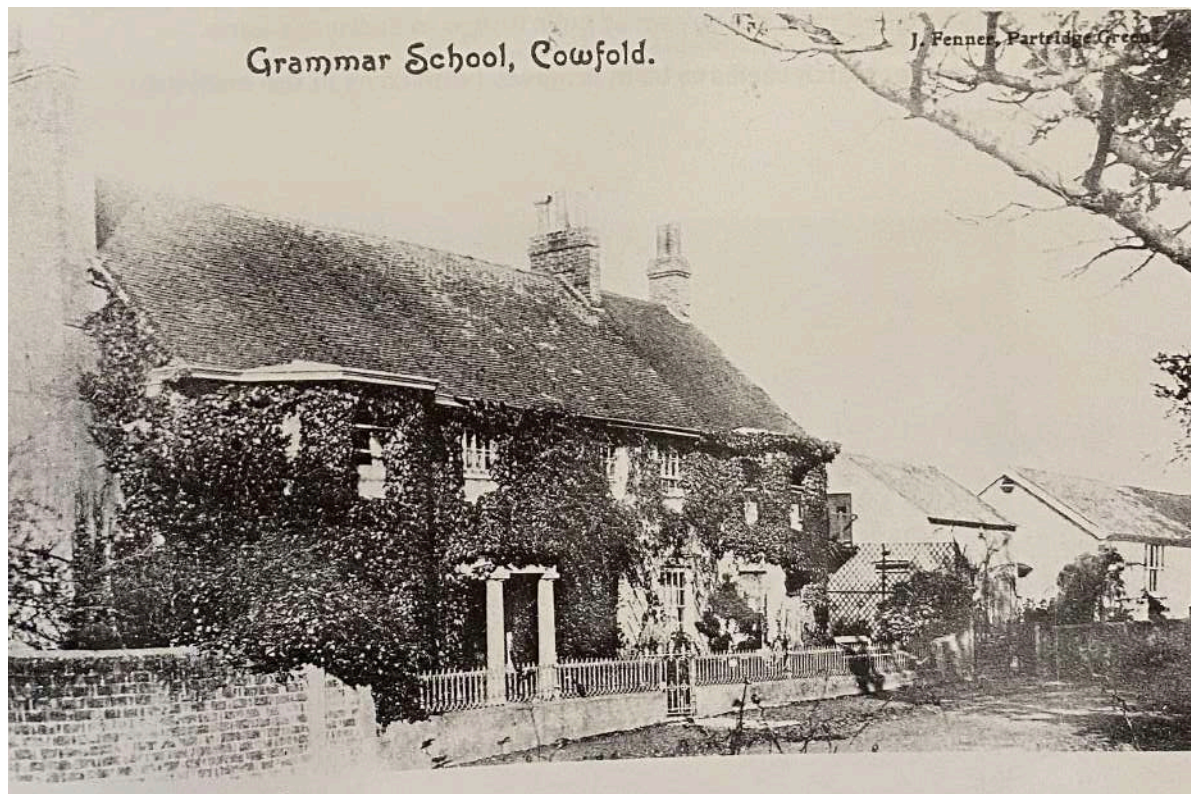


Ground Floor Plan
1:100 PROPOSED

Proposed alterations to ground floor of Wood Grange Lodge (following consented scheme)

4 HISTORIC CONTEXT

- 4.1 This section provides the historic context and evolution of Wood Grange and Wood Grange Lodge and their vicinity based on desk-based research. Understanding the history and context of the relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 The building currently known as Wood Grange is a detached house of Georgian appearance located on the west side of the historic road between Cowfold and Henfield (now A281) about half a mile south of the centre of Cowfold. The earliest reference found about the building dates back to 1771 when Elizabeth Weekes enclosed the land where the house stands. The building's retired location from the town centre is the result of a series of enclosures and enfranchisement of 'waste' land that took place in Cowfold during the 18th century due to an increase in the population.
- 4.3 It is not known whether there was a building where the existing house sits before 1771; however, the Rate Book of Cowfold records a house owned by Elizabeth Weekes in 1773 which possibly is Wood Grange (WSRO Par 59/30/1 f.3). A first visit to the building carried out by Manorwood in 2021, confirmed that the building was built during the 18th century and, therefore, the house was likely commissioned by Elizabeth Weekes between 1771 and 1773, after she enclosed the land.
- 4.4 The entries recorded in the Rate Book for the following years list 'Mrs Weekes' as the owner and occupant of Wood Grange until 1785, when Sarah Weekes appears as the owner and occupant of the building (WSRO Par 59/30/1 f. 56).
- 4.5 Wood Grange appears represented for the first time in the 1795 map of Sussex by Thomas Gream. The map lacks clarity; however, it shows two buildings which, despite the wrong orientation, can be identified as Wood Grange and Bulls House.
- 4.6 By the same year (1795), Wood Grange was acquired by 'Mrs Hughes'. She owned and lived at Wood Grange until 1812 when she died (WSRO 59/30/3 f. 3).
- 4.7 The Tithe Apportionment from 1840 indicates that the property was under the ownership of William Burrridge who lived there with James Martin (TNA IR 29/35/71 f. 5). It was possible to track the tax records of William Burrridge in the Rate Book, the year 1827 being the first time that he appears (WSRO 59/30/3 f. 103b).
- 4.8 The name Noah's Ark appears for the first time recorded in the entry from 1840 of the Rate Book of Cowfold (WSRO Par 59/30/5). The Tithe Map from the same year shows a rectangular building with two short ranges to the rear. It seems the building had an extra bay added to its northern end.
- 4.9 The census from 1841 indicates that Noah's Ark was the residential dwelling of Thomas Patching, his wife Elizabeth and their six children: John, James, Charles, Samuel, Eliza and Mary (TNA HO 107/1095/10 f. 14).
- 4.10 By 1861, Noah's Ark had become a school (TNA RG 9/582 f. 117), and in 1871 Noah's Ark no longer appeared on the census return, as the school was known as 'Henfield Road School'.
- 4.11 The building has clear evidence of having been extended to the north. It is possible that the old house was enlarged during the 1870s to accommodate the increasing number of students. The OS Map from 1874 suggests that the building was already extended by this time. The map also shows a long and irregular building immediately to the north of the house. This building was the main classroom and was likely built along with the extension of the house.
- 4.12 In 1881 the school is listed as 'Henfield Road Classical Grammar School', and Mr Benjamin Botting had become headmaster by 1887.
- 4.13 The OS Maps from 1896 and 1909 illustrate that a link was built between the house and the main classroom building to the north. The building linked to the main school is seen in an image of c.1900.
- 4.14 By 1911 the school was already closed, and the building was listed in the census return as 'Bake House, Old School House, Henfield Road'. The head of the household was Alfred West a baker, who lived in the building with his wife Ellen, their daughter Clara Pretoria Nelli and their son Alfred Cecil. Alice Walder, Ellen's sister, also appeared in the census, which indicates she worked in the family bakery (TNA RG 14/5245). It is possible that the long classroom was then converted to the Noah's Ark Café.
- 4.15 By 1952, the house was extended further to the west and the link connecting the house with the Noah's Ark Café was demolished, leaving two detached outbuildings. The smallest of the two outbuildings, which sits immediately north of the house can be also seen in the postcard of Wood Grange from 1950.
- 4.16 Between 1952 and 1970, the larger outbuilding was demolished, whilst the small outbuilding was retained and reduced.
- 4.17 Alterations carried out to Wood Grange during the last decades of the 20th century comprised the single-storey garage attached to the western rear extension of the house and the construction of two garage blocks attached to the surviving outbuilding to the north (now referred to as Wood Grange Lodge), that once was part of the Noah's Ark Café.
- 4.18 The garages were later converted into 811 Music Studios and the space above them was turned into a flat. At this moment, this became a separate dwelling under the name of Wood Grange Lodge.
- 4.19 After 2021, repairs to Wood Grange and internal and external alteration were made. The late 20th century glass conservatory to the south side of the house was demolished.



Wood Grange as Cowfold Grammar School, c.1900 (West Grinstead Local History Group 2011, 23)



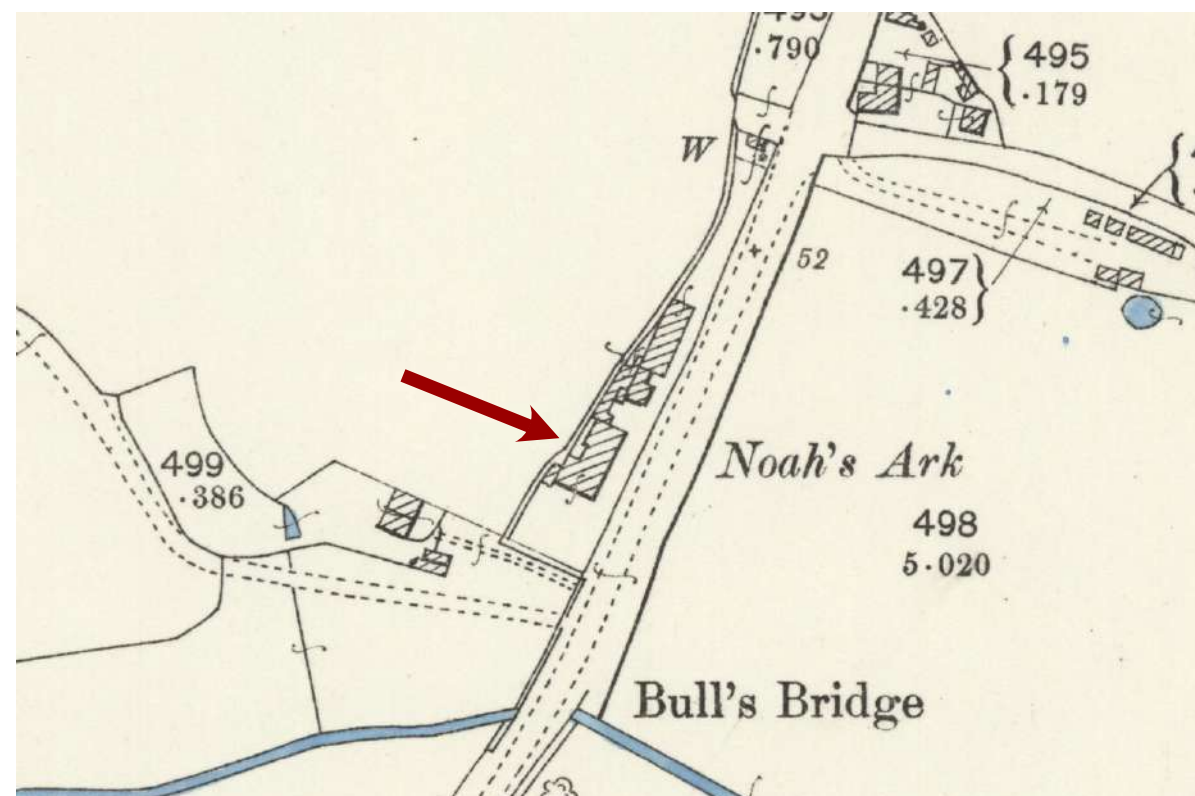
Postcard of Wood Grange, c.1950



Detail of the Tithe Map for the parish of Cowfold showing Wood Grange, 1840.



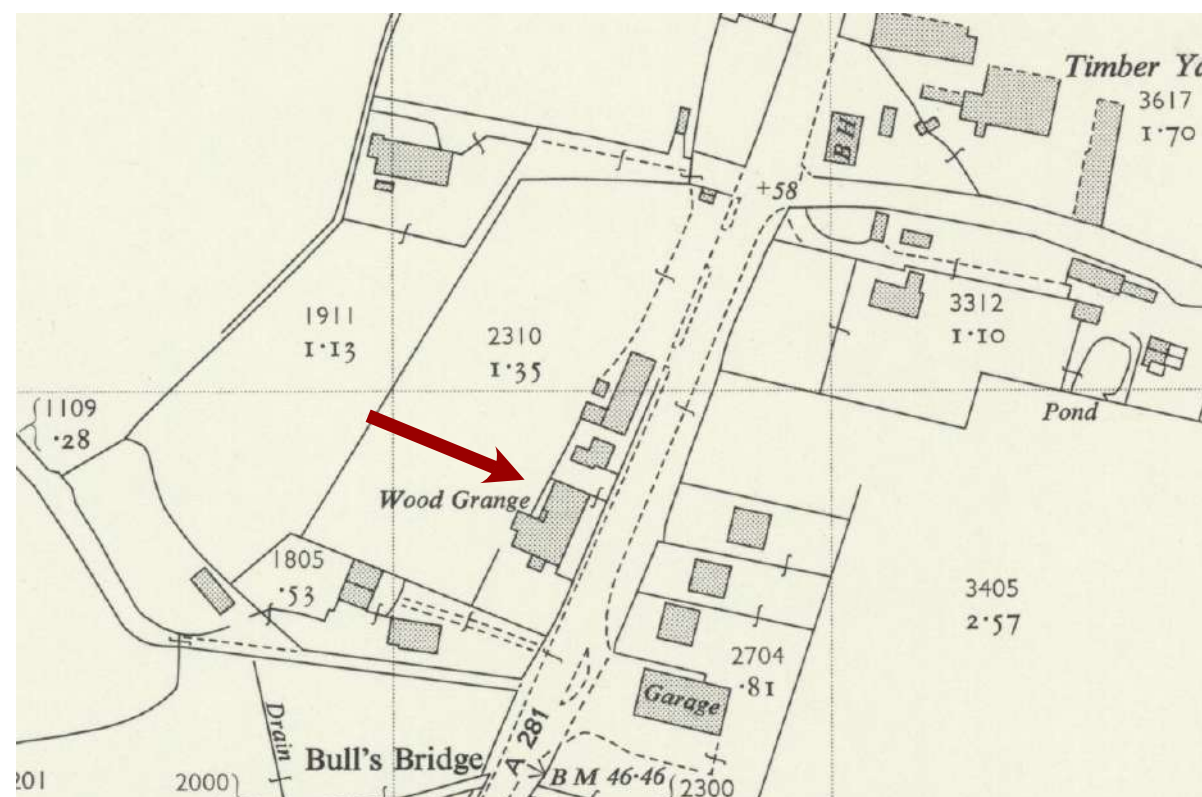
Detail of Ordnance Survey map showing Noah's Ark (later Wood Grange), 1874.



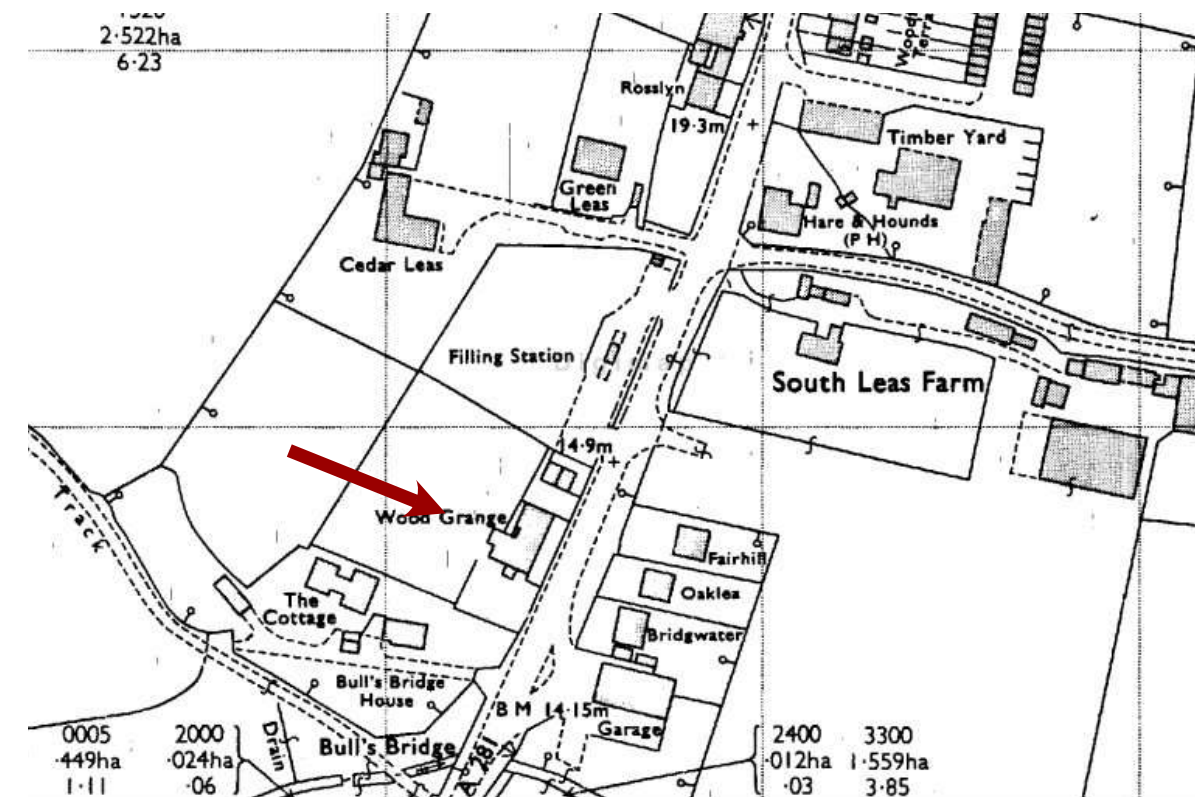
Detail of Ordnance Survey map showing Noah's Ark (later Wood Grange), 1896.



Detail of Ordnance Survey map showing Noah's Ark (later Wood Grange), 1909.



Detail of Ordnance Survey map showing Wood Grange (former Noah's Ark), 1952.



Detail of Ordnance Survey map showing Wood Grange (former Noah's Ark), 1970.



Satellite View showing Wood Grange, 2005



Satellite View showing Wood Grange, 2024.

5 ASSESSMENT OF SIGNIFICANCE

- 5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal. The following section is an assessment of the significance of the heritage assets in proximity of the application site which may be considered sensitive to the proposed development
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex B: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, 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 B: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** 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 skills, 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.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest
- 5.7 The architectural and historical special interest of Wood Grange is evidenced in its recognition as a Grade II listed building. The property is considered an attractive building with a formal and almost symmetrical Georgian / Regency style facade. This element makes Wood Grange a rather unique building in Cowfold, as the local historic buildings tend to be of a vernacular character. The most similar example can be found at Viscount House, which is located within the Cowfold Conservation Area. Whilst this building also has an 18th century symmetrical facade, it has a more vernacular and less formal appearance than Wood Grange.
- 5.8 As such, the extremely polite character of Wood Grange with full-height bay windows and classical orders is unusual for a rural building and suggests that its owner was aware of the style of the buildings that were constructed in more urban areas. This greatly contributes to the architectural and aesthetic values of the building and its special interest.
- 5.9 The building's front elevation faces Henfield Road (A281), which is the entrance to Cowfold from the south, making this elevation very sensitive to change. By contrast, the rear of the building has been subsequently extended during the 19th and, particularly, during the 20th century and, therefore, this part of the building is less sensitive to change.
- 5.10 Wood Grange possesses significant historic and evidential values in illustrating the segregated class system of the Georgian and Victorian Eras. The front of the building, of clear domestic and stately character, creates a large contrast with the more vernacular and functional character of the rear, used by servants. This contrast has also survived inside the building, particularly in the attic rooms where the servants lived.
- 5.11 This contrast has also translated into the treatment of the building materials; the building is entirely built of brick; however, the front was rendered with ashlar to increase the high-class character of the building.
- 5.12 The later use of the building as one of the village's first schools provides the building with communal and social value, connecting the building directly with the people of Cowfold and the surrounding hamlets and villages. Not in use as a school for over a century, this interest is diminished.
- 5.13 Internally, the building still retains most of its original character, despite the alterations carried out during the 1970s and more recently in the 21st century. This character relies essentially upon the layout of the floor plan which in some rooms of the original core remains unaltered, as well as in the reflection of the symmetrical facade into the interior of the building (location of windows, doors and fireplaces).
- 5.14 Wood Grange's remote location from the town centre is considered an oddity since no evidence suggests its use as a farm. This, however, responds to its origin as an enclosure of common land. This fact also explains the narrow and long shape of its original setting, as can be seen in the 1840 Tithe Map of Cowfold. Even though the plot where the building sits has been significantly increased over the years, the original brick boundary wall still survives to the rear of the building. The development at Summer Meadow to the north-west of Wood Grange has partially eroded its former detached setting.

- 5.15 Wood Grange Lodge today is the result of a series of alterations, extensions and additions to the north of Wood Grange in relation to the changing use of Wood Grange and its outbuildings, and the changing relationship of the host building of Wood Grange, and its outbuildings. At one point connected, the Lodge was later altered in the 20th century to provide garaging and accommodation.
- 5.16 The Lodge possesses some historic merit through its links with Wood Grange as part of the school complex and later cafe in the 19th and 20th centuries. It retains some character of its former appearance, with its gable facade to the south-east portion, however it lacks architectural interest. The dormer windows and garage doors present a modern appearance, in contrast with Wood Grange.



Wood Grange (left) and south elevation of Wood Grange Lodge (right), 2021

- 6.1 This section appraises the impact of the proposed works on the significance of the Grade II listed Wood Grange and the potential non-designated heritage asset of Wood Grange Lodge.
- 6.2 Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.
- 6.3 Wood Grange Lodge comprises a 19th century building that was once part of the classroom of Noah's Ark School (now Wood Grange House). The building was extended during the late 20th century to create a first-floor flat with a ground-floor garage area.
- 6.4 The proposals are entirely internal to the Lodge and thus, there would be no effect on the significance of Wood Grange. Where Wood Grange Lodge may contribute to the significance or setting of Wood Grange, this would be via its historic relationship, and this would not be affected by the proposals.
- 6.5 The principle of conversion and internal alterations to create two dwellings in the Lodge has been consented under reference DC/24/0511. The current proposals would not alter the consented external appearance of the converted Lodge, with no requirements for additional openings or change to form of the exterior.
- 6.6 The proposed reconfiguration of the consented scheme for two units, to provide three units, would comprise the addition of internal wall to the north-east of the building to provide a reduced size lobby. There would be the loss of two sections of internal wall to the existing workshop, to provide access to it at ground floor. This would result in the loss of some mid-19th century fabric, although it is not considered that this fabric provides any particular interest to the building. The form of the existing workshop would remain legible with its double height interior and exterior doorway at first floor level. Any historic interest held by the building, including that which it affords Wood Grange through its historic relationship would not be altered by the proposals to remove sections of internal wall.

7 CONCLUSION

- 7.1 The proposed scheme for the reconfiguration of the interior of Wood Grange Lodge, follows from the consented scheme for conversion. It is now proposed to provide three residential units, which would involve the removal of two sections of 19th century wall to the potential non-designated heritage asset of Wood Lodge. The proposals are internal in nature and would not alter the significance or setting of the Grade II listed Wood Grange to the south of the application site.
- 7.2 The proposed removal of walls would not alter the historic context of the building and its relationship with Wood Grange.
- 7.3 Furthermore, the proposals would have no effect on the limited interest of Wood Grange Lodge as a possible heritage asset; any interest held relates to the historic relationship of the buildings, and the Lodge as part of the evolution of the former school site. It has already experienced much alteration historically, and through the previously consented scheme, internal reconfiguration has been accepted in principle, with the current proposals not resulting in any cumulative effect or impact on any interest, or significance, held by the Lodge.
- 7.4 The proposed internal alterations would not result in any harm to the special interest, or significance, of the listed building. In preserving the significance of Wood Grange, the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF, and relevant policies of the Horsham Local Plan would be met. The proposals would also not affect any significance held in the 19th century Lodge building itself or in its contribution to the setting or significance of Wood Grange.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “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.”

Section 66(1) reads: “In considering whether to grant planning 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.”

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within Horsham District Council's Local Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 20 (Policies HE1-HE10) of the NPPF adopted in August 2026 constitutes the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

Annex B of the NPPF defines Conservation/conserve (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.”

Policy HE4 states that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. 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 Chapter 20.

Policy HE5 requires that development proposals affecting heritage assets should be accompanied by an assessment of the significance of any heritage assets affected, including any contribution made by their setting, as well as the potential effect of the proposals on significance. The level of detail should be proportionate to the assets' importance and sufficient to understand the potential impact of the proposals on their significance. The relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Policy HE5 goes on to state that assessments of potential effects of proposals on significance should identify whether proposals would be likely to:

- a) Have a positive effect, where significance of a heritage asset would be enhanced, or better revealed; or
- b) Have no effect on significance; or

- c) Result in harm to significance 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 proposals would seriously affect a key element of the asset's significance; or
- d) Cause the total loss of the significance of a heritage asset

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.

Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Policy HE6 states:

When considering the potential effect of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation, 'irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of significance'. The more important the asset, the greater the weight should be.

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

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 Policy HE6 as follows:

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.

Where a development proposals 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 can outweigh the harm or loss, or proposals meet criteria set out at Paragraph 5 of Policy HE6.

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 would cause substantial harm to, or the total loss of, assets of the highest significance, should be wholly exceptional.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

Policy HE7 states that development proposals which would have a positive effect on a non-designated heritage asset should be supported. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposals and a balanced judgement made, having regard to the scale of any harm or loss and the significance of a non-designated heritage asset. Where a development proposals would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm of loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

LOCAL POLICY – HORSHAM DISTRICT COUNCIL

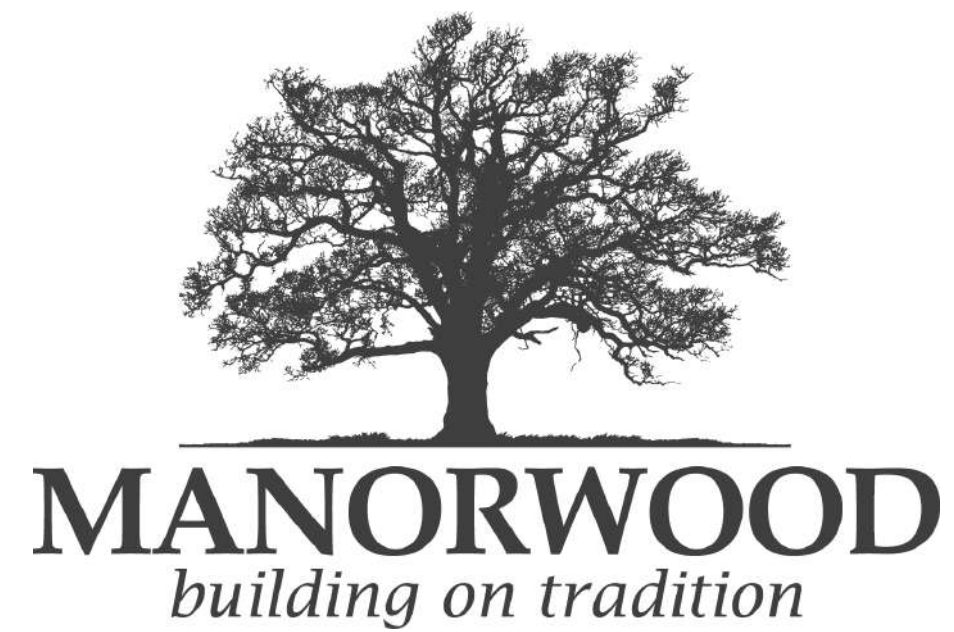
The application site lies within the boundary of the Horsham District Council Authority. The Horsham District Planning Framework – Horsham District’s Local Plan, adopted in November 2015 is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) . The following Policy is relevant in this case:

POLICY 34 – Listed Buildings and Other 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.



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