

HERITAGE
STATEMENT

The Old Mill House
Station Road
Angmering
West Sussex
BN16 4HY

Full Planning and Listed Building Consent
Reference - PP-08689935.

This guidance and template has been designed to be used to help produce the necessary heritage statement when submitting a listed building application. There is no requirement to use the template, however the issues covered need to be included in the statement you do submit in order for your application to be valid.

A Heritage Statement and Impact Assessment must be submitted with any application for Planning Permission affecting designated heritage assets including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets. As per paragraph 128 of the NPPF.

Planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment have been submitted. Historic England's publication "Conservation Principles" (2008) would be useful to follow in assessment of significance (evidential, historic, aesthetic and communal).

The Application Site

Site address:

THE OLD MILL HOUSE, STATION ROAD, ANCHAMERLINT
WEST SUSSEX BN16 4HH

Is the development site (please tick relevant boxes):

- ☒ A listed building
- ☐ A building of local interest
- ☐ A scheduled monument
- ☐ A site of archaeological interest
- ☐ Within a designated conservation area
- ☐ Within a registered historic park or garden
- ☐ Within a registered battlefield
- ☐ In the setting of/adjacent to one of the above
- ☐ A non-designated heritage asset

The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

THE PROPERTY IS CIRCA 1642 IS A GRADE II LISTED THATCH, CONSTRUCTION OF FLINT ISLUD AND IS ADJINED BY A GRADE II LISTED COTTAGE OF SIMILAR BUILD DESIGN.
THE PROPERTY IS A 2/3 BEDROOMED COTTAGE, HOWEVER THE THIRD BEDROOM HAS NO MAIN LIGHTING OR WARMING HEATING.

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

THE WORKS HAVE BEEN DENSED INTO 4 STAGES WITH THE FIRST BEING TO REBUILD THE SHED CABINS X3 IN THE REAR. THESE HAVE BEEN REMOVED DUE TO THEIR AGE AND COLLAPSE OF THE STRUCTURES. WE ARE PROPOSING TO REPLACE WITH TIMBER CABINS THAT WILL PROVE THE COTTAGE WITH MUCH NEEDED ADDITIONS OF
1) TIMBER OFFICE
2) GARDEN WORKSHOP/STORE.
3) GARDEN ROOM WITH SMALL KITCHEN AND TOILET/SHOWER ROOM (IN SIMILAR WORK TO THAT OF WEST DOLL - ALTHAM SHALES)

The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

GRADE II LISTED THATCH CRIP 1662.

The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

THE OLD MILL HOUSE IS SITUATED ON SCOTCH
FROM THE FRONT DOOR TO THE GARDEN FRONT
GATE IS APPROXIMATELY 6 FT. THE GATE OPENS
ONTO THE PATH AND IS APPROXIMATELY 1.5 FT.
TO THE ROAD.

THE PROPOSED TIMBER FRAMED OUTBUILDINGS
WILL BE SITUATED TO THE REAR OF THE
PROPERTY AND WILL BE SITUATED WHERE
THE PREVIOUS STRUCTURES HAVE BEEN REMOVED
DUE TO THEIR HAZARDOUS CONDITION.

Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

THE CONSTRUCTION OF THE PROPOSED CABINS
WILL HAVE NO IMPACT TO NEIGHBORING
PROPERTIES WHATSOEVER. ALL 3 CABINS ARE
REPLACING WHAT HAS BEEN REMOVED FROM
THE COTTAGE.

Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

N/A

Preserve, Enhance and Mitigate

How does the proposal preserve or enhance the heritage asset or better reveal its significance? What steps have been taken to mitigate any harm?

THERE IS NO HARM TO THE PROPERTY
BY ADDING ADDITIONAL SPACE AND VOLUME.
NONE WOULD AFFECT THE CHARACTER OR
ENHANCE THE PROPERTY.