

HERITAGE STATEMENT
FOR
CONVERSION OF EXISTING STABLES TO GOLF SIMULATION ROOM
AT
SPATHAM FARM COTTAGE SPATHAM LANE WESTMESTON

PREAMBLE

This application seeks retrospective approval for the conversion of two redundant stables to provide a golf simulation room

The application does not seek to extend or alter externally the existing building

Spatham Farm Cottage (formerly known as Spatham Farmhouse" is a Grade II Listed Building, reference 1222800 and was first Listed on 27th September 1979

This application relates to modern existing timber frame stables in the garden.

Consent was granted in 2019 to convert part of the building into a home gymnasium, this approval was implemented and completed.

During the Covid lockdown period the applicant converted the remaining stables into a golf simulation room; this work was done without consent.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act 1990) relates to Conservation Areas and requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

This requirements of the Act are reinforced by the NPPF 2021.

In particular the Act requires the significance of any Heritage Asset to be identified and assessed that maybe affected by the proposals.

The courts have held that "preserve" means an absence of harm

The NPPF reminds us that harm can be either substantial or less than substantial

We have been mindful of this when submitting the application

The NPPF also advises that a Heritage Statement should be proportionate to the application; we consider this Statement to be proportionate

THE PROPERTY

Spatham Farm Cottage sits alongside, and to the east, of the highway known as Spatham Lane.

It is described in the List Entry as a 17th century or earlier two storey dwelling, a copy of the List Entry is attached.

The cottage has, in recent times, been both extended and modernised.

The stable block, the subject of this application, sits some 50m to the east of the host property.

Part of the stable block was granted consent for conversion in 2019, reference SDNP/2019/03402

The applicant converted the remainder of the stable block without consent during the Covid lockdown of 2020

This application seeks to regularise this situation, albeit, retrospectively.

There are no other Heritage Assets, either Designated or Non Designated within 250m of the application property.

The proposed works do not have any impact on the host property, the designated asset, known as Spatham Farm Cottage.

SPATHAM FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1222800**

Date first listed: **27-Sep-1979**

List Entry Name: **SPATHAM FARMHOUSE**

Statutory Address 1: **SPATHAM FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SPATHAM FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **East Sussex**

District: **Lewes (District Authority)**

Parish: **Westmeston**

National Park: **SOUTH DOWNS**

National Grid Reference: **TQ 33806 15650**

Details

WESTMESTON SPATHAM LANE 1. 5206 Spatham Farmhouse TQ 31 NW 4/254 II

2. C17 or earlier. Two storeys. Two windows. Ground floor faced with flints, above tile-hung. Tiled, roof. Modern windows. Flint and brick chimney breast with offsets on north wall.

Listing NGR: TQ3380615650

Legacy

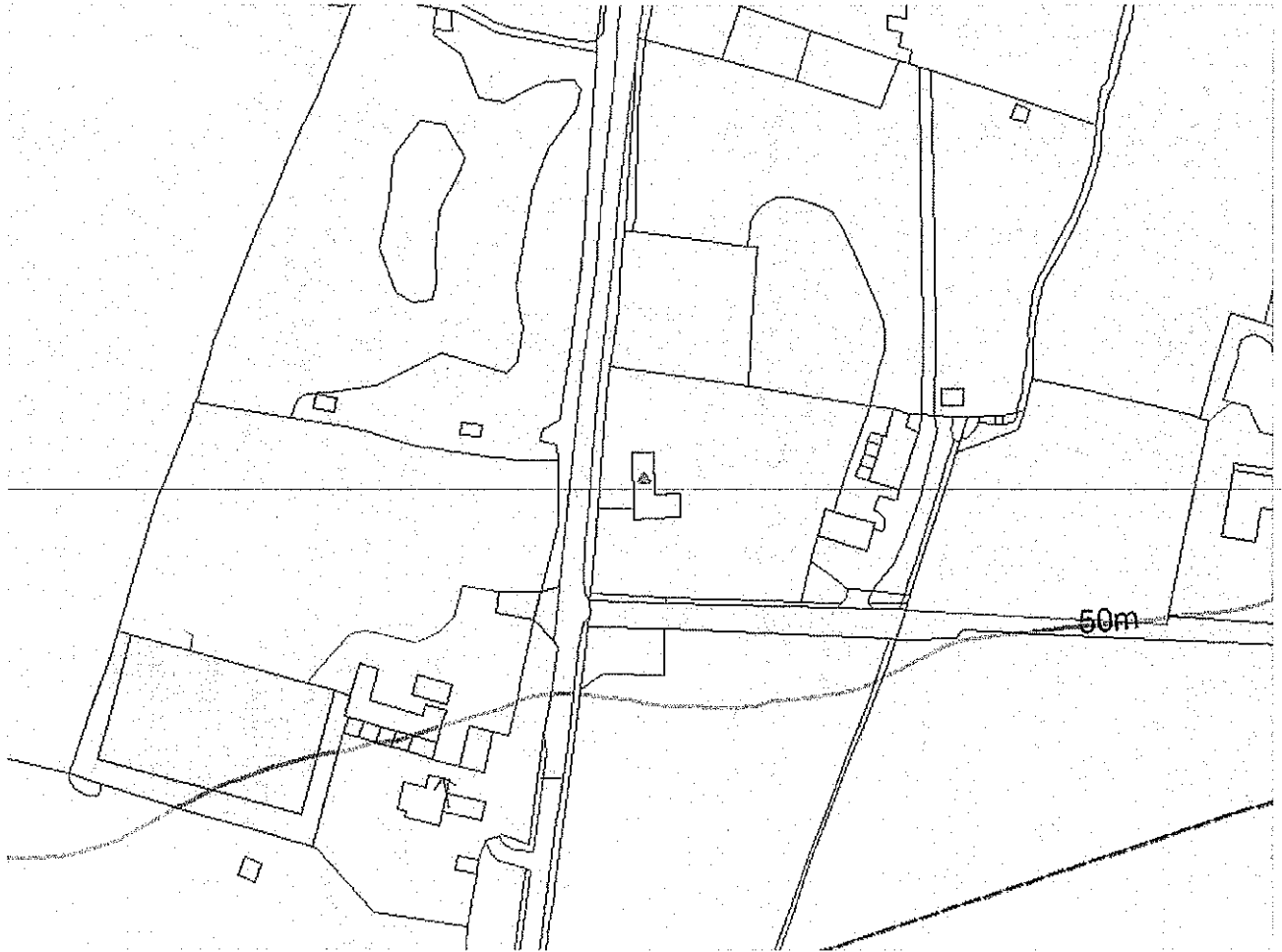
The contents of this record have been generated from a legacy data system.

Legacy System number: **418237**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 14-Nov-2023 at 14:04:37.

© Crown Copyright and database right 2023. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2023. All
rights reserved. Licence number 102006.006.

Use of this data is subject to Terms and Conditions

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

← Previous - [Overview](#)

→ Next - [Comments and Photos](#)



[Back to top](#)