



# LECONFIELD ESTATES

## The Grove Inn

Landscape Alteration and Omission of  
Approved Three Bay Garage

**Heritage Statement**

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# Introduction

This Heritage Statement has been prepared to accompany a Variation of Condition 2 of the granted planning permission SDNP/20/40081/Full. The variation includes the omission of the previously approved three bay garage with 1<sup>st</sup> floor office, reduction of the existing pub carpark, creating additional lawn and a new parking area at the north end of the site.

The purpose of the heritage statement is to assess the impact of the proposed works on the historic integrity, fabric and setting of the Listed Building.

The Grove Inn was converted from a house to a ground floor restaurant and domestic accommodation on the first and second floor in 1987. The property had planning approval accepted in January 2022 to be converted back into a single dwelling house and included the relocation of the garage.



Front Elevation of the property



North and South Elevation of the property



North Elevation showing large modern conservatory

## History & Heritage Significance

The Grove Inn is Grade II listed, and has a listing description as follows:

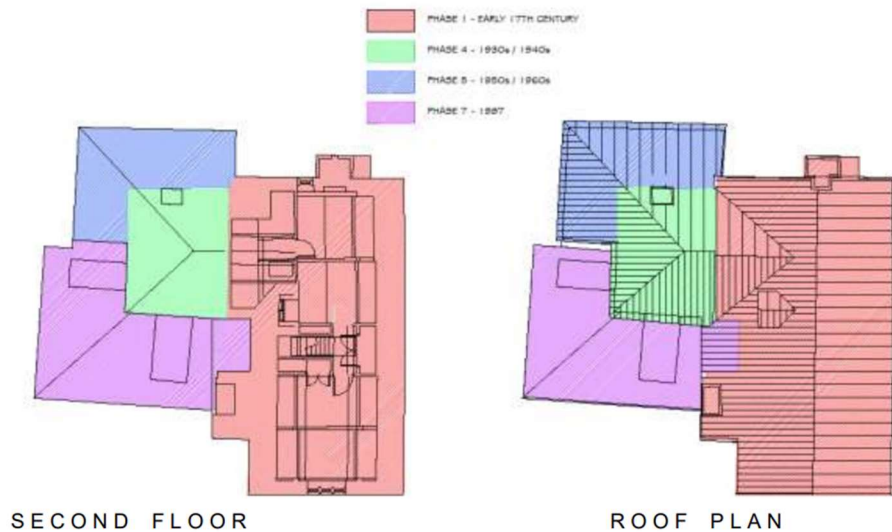
SU 92 NE PETWORTH GROVE LANE 9/420 Soanes (formerly listed as Soanes Farmhouse) 22.2.55 II House. Early C17 house of Cotswold character. Two storeys and attic in gable ends. Two windows and one blocked window-space. Coursed stone. Tiled roof. Three-light casement windows with stone mullions and transoms and diamond-shaped panes. Four-centred doorway with dripstone over. Chimney breast on north wall.

The extract below from the Heritage statement commissioned in 2020 to support application SDNP/20/04081/FUL shows the historic development:

### BRIEF SUMMARY OF STRUCTURAL DEVELOPMENT

Phase 1	Early 17 <sup>th</sup> century (perhaps 1649)	Front part of current building constructed
Phase 2	Between 1779 and 1838	Property divided into two dwellings
Phase 3	Around 1927/8	Building reinstated as single dwelling
Phase 4	Mid 20 <sup>th</sup> century	Initial rear extension to current kitchen area
Phase 5	1950s / 1960s	Further extensions constructed to rear
Phase 6	1960s	Double garage constructed
Phase 7	1987	Ground floor changed to use as restaurant, and upper floors used as residential accommodation. Conservatory added.





## Planning History

Planning permission was granted for change of use to single residential dwelling and associated alterations, and replacement garaging on the 13<sup>th</sup> January 2022. Please refer to application SDNP/20/04081/FUL & APP/Y9507/W/21/3279486.

## Assessment of Impact

The proposed alterations and design principles:

- Omit the approved 3 bay garage with 1<sup>st</sup> floor office and retain the existing smaller garage.
- Reduce the large existing 550sqm carpark and turning 376sqm back to lawned garden. Leaving a small section of gravelled parking (138sqm) adjacent the existing garage.
- Create a new parking area at the north end of the site which is in closer proximity to the house and will improve access for the occupants. The current access to the house is a long distance away from the current parking area.
- Planting of a new yew hedge on the east boundary to improve privacy in the garden and provide a new habitat for birds and other species.

## Summary

The proposal is a sympathetic and sensitive scheme, the design principle is to reduce the hard standing carpark and the bulk of a new garage and office building in the open green space at the south end of the site. While creating a new parking area at the north of the site adjacent the existing building which will consolidate the built area within the site. In conclusion the proposal as a whole will conserve and enhance the heritage asset, which is in accordance with the objectives set in the SDNP policy SD12.