

SOUTH MUNDHAM HOUSE, SOUTH MUNDHAM

Planning, Design, Heritage and Access Statement

for

Alterations and Extensions

To meet the reasonable requirements of 21st Century living

To be read in conjunction with the application drawings

1. OBJECTIVES

- a) To thoughtfully adjust internal circulation to allow the introduction of a utility room and kitchen that meet the reasonable requirements of 21st Century family life including some demolition and bringing an under used ancillary building into use as mobility accommodation that when considered collectively will contribute to sustaining the upkeep of this high status listed building and its long term viable use as a family dwelling.
- b) To increase appreciation of the garden land and facilitate the relaxed flow between garden and living accommodation that is part of 21st Century family life.
- c) To maintain the opportunity to easily supervise horses in the Paddock from a convenient ground floor window within the house.
- d) To meet Objective a. in a sustainable way that does not significantly harm the listed building or its setting.
- e) To achieve the above objectives within the National Planning Policy Framework (NPPF) and the development plan.

2. THE PROPOSALS

- 2.1 The principal of a new single storey kitchen in this location and creation of mobility accommodation has been accepted by Historic England and the Historic Building Adviser, Owen Broadway at CDC and the subject of pre-application consultation (NM/19/02722/PRELB).
- 2.2 The size and design of the new kitchen has been the subject of pre-application discussion.
- 2.3 The applicants have reluctantly given up their preference for a traditional clay tiled roof structure in favour of a design that is recognisably modern, they have also considerably reduced the size of their proposed kitchen.

- 2.4 The pared down mass of the kitchen now proposed together with a smaller footprint addresses concerns expressed by consultees and the proposals are unquestionably subservient.
- 2.5 The design language of the proposals is the same as arrived at after discussion on a similar kitchen extension to a substantial listed house at Rogate (SDNP/20/01785/LIS)
- 2.6 Salvaged bricks and flints are used with Crittall T60 windows, doors and walls in a grey finish.
- 2.7 Old and new structures are joined with negative links.
- 2.8 A useful pleasant courtyard space that is connected to the existing garden is created to replace the little used utility space that lacked connectivity and direct access to living spaces in the house.
- 2.9 The ends of the South Courtyard wall are unchanged, the central half of the existing flint wall is reduced to seat height to meet objective 1b) whilst allowing appreciation of its footprint and historic presence.
- 2.10 The ground floor of the extended house provides a level of accessibility that suits those with diminishing mobility and provides sufficient circulation space for occupants with a reliance on wheelchair movement together with their family/carers.
- 2.11 A comfortable and healthy internal environment that is adequately ventilated, well insulated, warm and dry and has a low maintenance burden and makes provision for renewable energy technologies is provided.
- 2.12 No change to existing access and parking arrangements are required.
- 2.13 Provision of appropriate and sufficient measures that will ensure that bats are not harmed.
- 2.14 The proposals were formulated with an understanding of the historic development, significance and value of the structure aided by an independent listed building assessment.

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3. CONTEXT



1: Extract of Google Aerial

- 3.1 South Mundham House is a substantial manor house set within an extensive garden and paddock land and served by a range of barns, outbuildings and stables with clay tile and thatched roofs, set back from Manor Lane.
- 3.2 At its core is a small 15th Century box frame timber structure that by 1637 had been subsumed into a much larger structure with distinctive Dutch gables.
- 3.3 A further 4 plan evolutions and extensions have produced the building that exists today.
- 3.4 Relatively unaltered parts of the 1671 house are visible on the ground floor.
- 3.5 The house sits on a flat part of the Manhood Peninsula and is largely concealed from public view by lane side trees and vegetation.
- 3.6 The upper parts of the house can be glimpsed during winter months from the road network. There are no adjacent public rights of way.
- 3.7 The existing interior space that accommodates cooking facilities is small and dark with an awkward flow caused by the intrusion of a large bread oven. The only window is small, facing North and the external door opens directly into the working part of the kitchen. Space for food storage, fridge, dishwasher, china and cooking utensil storage is limited.

3.8 The existing house does not have a utility room or a good quality visitor's cloakroom and at present there are limited views of the garden from the interior of the house.

3.9 South Mundham House is a further example of a large country house where kitchens were historically intended to be 'out of sight' and reserved for servants. Appendix A identifies similar circumstances where carefully controlled evolution of a designated heritage asset has permitted the introduction of kitchen, utility and everyday living space to meet the pattern of and remain attractive to 21st Century family living and thereby sustain the upkeep of structures that require high levels of care and maintenance to preserve their original and most viable use as private single family dwellings.

3.10 The proposed development does not require any change to access, parking and turning arrangements. An unused access with poor visibility is stopped up.

4. LAYOUT, DESIGN, SCALE and APPEARANCE.

4.1 Care has been taken to ensure that the size of the new kitchen is commensurate but not excessive, to meet the everyday requirements of the occupants, guests and visitors.

4.2 Examination of the options to create the space required within the existing structural envelope led to the conclusion that to do so would cause unacceptable harm to the value of the heritage asset. Locating the new kitchen outwith the historic core of the existing house avoids significantly altering the cellular arrangement of the interior and removal of significant amounts of historic fabric.

4.3 By reducing its size and visually connecting a large fully enclosed low value service courtyard space historically used for drying laundry a smaller pleasanter space for family to use that is connected to the main house and garden that meets objective 1b) is provided.

4.4 This third design that minimises loss of flint walling and retains a significant proportion of the existing courtyard space to ensure a feeling of enclosure is preserved, can on

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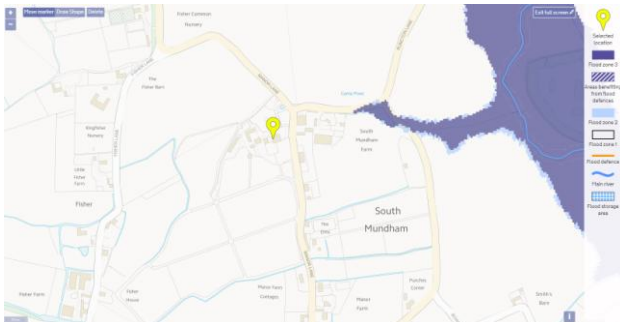
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balance be considered to be acceptable evolutionary change that does not amount to significant harm and an important contributor to sustaining the upkeep of this high status listed building (objective 1a)

- 4.5 Care has been taken to retain the Magnolia tree and sheltered outdoor sitting spaces. Existing stone paving is reused and the flints from the garden walls are recovered and reused for the walls of the extension.
- 4.6 The spatial composition created by the existing screen wall between the dairy and house is preserved with the insertion of a replacement wall face and the use of brick and flint that will read as a further evolutionary stage of the house's development.
- 4.7 To meet the mobility objectives of a. above a convenient direct, level access is provided in the link between kitchen and old Dairy.
- 4.8 Cycle storage is provided in an existing ancillary building.
- 4.9 The new kitchen avoids the use of white for windows and doors in favour of recessive colouration and minimalist detailing that is intended to be recognised as a 21st Century addition to the house.
- 4.10 Public perception of the proposed changes is likely to be limited to the stopping up of the former access gateway. The kitchen extension will not be visible from public viewpoints.
- 4.11 The use and re-use of natural materials reference local distinctiveness and the rural location and will harmonise with the landscape setting to meet objective c.

5. FLOOD RISK ASSESSMENT



5.1 The application site is identified to be at 'low risk' of flooding and the above maps indicate that the existing farmhouse and site of extensions are not within the area identified by the Environment Agency as being at risk of flooding.

5.2 The proposals do not increase the risk of flooding elsewhere.

6. TREE SURVEY AND ARBORICULTURAL IMPLICATIONS

6.1 No trees are affected by the proposals.

7. BIODIVERSITY

7.1 The application includes a Bat Survey and Ecology Report that include mitigation measures to ensure no protected species or habitat is harmed by the works.

8. SUSTAINABILITY AND CLIMATE CHANGE

8.1 It is the applicant's intention to ensure the proposals include sustainable principles and will consider and include where appropriate the following measures:

- Procuring materials and locally as possible to avoid the use of energy associated with importing/transportation of materials across long distances.
- The use of high performance insulation materials to reduce energy demand in winter and reduce overheating in the summer.
- Use of sympathetic double glazing in the extension where appropriate.
- Selection of natural materials that do not involve high embodied energy costs in manufacture.
- Energy efficient heating and domestic hot water services.
- Specification of water efficient fittings throughout the house.

9. HERITAGE STATEMENT

9.1 An independent Listed Building Assessment has been provided by the archaeologist, Fred Aldsworth and is included with the application.

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10. HERITAGE SIGNIFICANCE

- 10.1 Understanding the historic evolution of a place is an essential part of assessing its heritage significance and shapes managing change to the significant place.
- 10.2 As explained above, the value and status of the asset influenced the design approach and electing to preserve and conserve the house as much as practically possible in favour of a lightly attached extension structure.
- 10.3 The proposed single storey kitchen structure is modern in design, used to maintain a visual separation and identify the extension as a 21st century addition enabling the evolution of the building to be easily 'read' by future generations.
- 10.4 Internal alterations to the house have a 'light touch' wherever practical and aim to enhance the use and flow of the existing spaces.

11. CONSERVATION & DESIGN PRINCIPLES

- 11.1 The proposed new work and alterations accord with the principles described in Paragraph 138 of EH CPPG 2008 that are taken to be sound advice on understanding the definition of 'harm' referred to in paras 132, 133 and 134 of the NPPF.
- 11.2 Evolutionary change or adaptations are part of good conservation practice.
- 11.3 It is right when considering the impact of proposals in the significance of a building to judge it in parallel with an assessment of the asset's significance.
- 11.4 Paragraph 133 of the NPPF 'the more important the asset the greater the weight should be'
- 11.5 The designer's response is to employ standards and high quality of design considered appropriate by CDC for previous alterations to listed buildings. The acceptable standard has been adjusted and evolved over time and includes the recent introduction of the NPPF and the consequential increase in importance of EH's Conservation Policy Practice and Guidance of 2008 (EH CPPG).

11.6 The designer's response to this guidance is in 5 parts;

1. The most historic parts of the asset are left unaltered and remain clearly identifiable.
2. The scale of the extensions and degree of change is restricted to what can be considered as reasonable to meet the 21st Century family requirements.
3. For the farmhouse, appropriate historic materials and construction details are proposed.
4. The fabric of the historic core of the asset is retained.
5. The design of the single storey extension that aims to allow enjoyment and connection with the garden is original, innovative and visually unobtrusive.

11.7 When considering if "*the proposal would or not materially harm the value of place*" Para 140 of the EH CPPG acknowledges that "*few places are so sensitive that they or their setting present no opportunity for change.*"

11.8 The appropriate quality of design, materials and detailing associated with new work to places of established heritage value set out in paragraph 141 are included in the proposals.

11.9 The scale, composition, silhouette, materials and proportions of the new work have been selected by experienced conservation architects and planners to ensure that it fits comfortably in its context.

11.10 Paragraph 143 of EH CPPG 2008 is not prescriptive on detailed design. This is echoed in paragraph 60 of the NPPF "planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through requirements to conform to certain development styles. It is however proper to seek to promote or reinforce local distinctiveness"

11.11 The designer's considerable practical experience of conservation projects in Chichester District supports the conclusion that the long term consequences of the application proposals are likely to be benign. This

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consideration is set out in para 145 of EH CPPG is linked to the acceptance that “new work frequently involves some intervention in the existing fabric of a place which can be necessary to keep it in use” and “a presumption in favour of preservation (doing no harm) does not equate to a presumption against any intervention or removal of existing fabric”. A overly ‘preservationist’ approach can lead to ‘stagnation’ or even ‘fossilisation’ which can adversely affect and ‘wither’ the heritage value of a cherished place.

- 11.12 When considering the case for intervention proposed in this application the justification for an impact on a heritage asset is part of the holistic balancing assessment now required by the NPPF and the presumption of approving development that is sustainable and in accordance with the development plan unless material considerations indicate otherwise.

12. MATERIAL CONSIDERATIONS AND CONSISTENCY

- 12.1 Paragraph 51 of EH CPPG 2008 requires decisions about change in the historic environment to be reasonable, transparent and consistent.
- 12.2 Planning decisions and treatment of proposals to alter and extend other similar designated heritage assets are material considerations.
- 12.3 The proposals were shaped by the designer’s experience and knowledge of similar issues with similar listed buildings that include replacing inadequate kitchen accommodation and substandard methods of construction that have been granted Planning and Listed Building consent subject to conditions.
- 12.4 Whilst each case is different, they share the approach and application of Conservation Principles described above.
- 12.5 Pre application consultations have identified the introduction in 2020 of standards that are different to those acceptable in the past to CDC Conservation Officers. This second application is the outcome of discussion and consideration of alternative design options.

13. SOCIO ECONOMIC AND PLANNING CONTEXT

13.1 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The application proposals have been formulated to meet the aims and intentions of the NPPF.

The National Planning Policy Framework was originally published in April 2012, revised in July 2018 and updated in February 2019 where:-

“1. The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.”

*“10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**”*

At paragraph 11, the NPPF defines the presumption in favour of sustainable development for decision making as:-

“11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

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It is important to understand that the presumption does **not** envisage a simple 'weigh the good against the bad'. The presumption instead **pre weights** the scales so that they start off weighted towards granting permission and the balance is **only** tipped against doing so where adverse effects would **significantly and demonstrably** outweigh the benefits.

The NPPF makes it clear the purpose of the planning system;-

"7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."

"9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."

By adaptation; thoughtful extension and introduction of energy reducing usage a heritage asset is maintained in its current use and upgraded to provide 21st Century accommodation for year round use by a local family, conserving the value and significance of the heritage asset for current and future generations.

The NPPF and other national policies and guidance are material considerations and the NPPF policies that are particularly relevant the proposals are as follows:-

Design

126. "To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of

design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified."

130. "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development...."

Assessment of design quality is not simply about like or dislike or the imposition of any particular style but the way that a proposal is perceived and functions within its wider context and the judgement of what planning benefits or harm that arises from the configuration of the design itself.

The proposals adopt a long established design approach to adding accommodation to heritage assets with a clear definition between new and old to enable the evolution of the building to be read and 'light touch' between.

Climate Change

148. "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

It is not simply land use policies that should proactively encourage adaptation to meet the challenges of climate change but the duty of the planning system as a whole. Adaptation is key to the continuing use of many buildings so they continue to meet their occupants needs and requirements, without which, buildings are abandoned and will not survive.

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To maintain the viability of the existing use of a heritage asset, it is therefore necessary that the asset provides for the needs of its occupants in a way that is sustainable and encourages the continued upkeep of the building to maintain the character for which it was listed.

Conserving and enhancing the natural environment

174. "To protect and enhance biodiversity and geodiversity, plans should:

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity"

The proposals include measures to protect and conserve priority species identified on the site.

Conserving and enhancing the historic environment

When considering Heritage Assets the NPPF sets out the broad principles in the following paragraphs.

189. "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environmental record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

192. "In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness."

193. "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

It is clear to see that harm is not related to physical removal of historic fabric, but to the significance of the heritage asset (i.e. what made it worthy of listing), often referred to as the 'character' of the asset and the NPPF policies do not preclude any alteration to even assets of the highest significance provided there is no substantial harm to the asset's significance.

196. "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

Even where harm to the significance of a heritage asset is identified, less than substantial harm is considered acceptable where it would secure its optimum viable use.

The designers approach to is to ensure that considerably less than substantial harm takes place and the significance together with enjoyment of a heritage asset is enhanced where possible.

Another way of expressing this concept is to acknowledge that allowing the evolution of places to continue is part of good conservation practice provided the change is based on a thorough understanding and is well mannered as described in EH's guidance (EH CPPG 2008).

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The definition of 'place' in paragraph 22 of EH's guidance is important when considering the applicant's proposals. The term place goes beyond physical form and involves the characteristics that can contribute to a 'sense of place' including use and connection between related spaces.

Although written before the Localism Bill and publication of the NPPF, EH's guidance contains clear advice on conservation matters and local involvement.

"Everyone should have the opportunity to contribute to his or her knowledge of the value of places (listed building and their setting) and to participate in decisions about their future"

And

"Each generation should therefore shape and sustain the historic environment in a way that allows people to use enjoy and benefit from it without compromising the ability of future generations to do the same."

An assessment of the historic significance of South Mundham House by experienced conservation architects and planners provide the foundations for these proposals.

The applicant's objectives set out above are reasonable in securing the optimum viable use by adapting to climate change and the needs of its occupants for current and future generations.

13.2 LOCAL PLANNING POLICY

In developing this applications the aims and objectives of Chichester's Local Plan, adopted in July 2015, have been taken into account with particular reference to the criteria described in Policy 47 and supporting guidance a, b and c.

Policy 47

"...new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported.

Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:

- 1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets.....*
- 2. Development respects distinctive local character and sensitively contributes to creating places of high architectural and build quality;*

3. Development respects existing designated or natural landscapes; and

4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area....., is not undermined."

The proposals have been formulated by conservation architects with considerable practical experience of conservation projects in Chichester district, informed and supported by a thorough and independent analysis of the historic character and significance of the heritage asset, following well established conservation principles and according with national and local policy.

Policy 47 Supporting Guidance

"Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:

- a. The use of traditional, local materials and adherence to local building techniques and details where appropriate;*
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;*
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;"*

The proposals use traditional materials of high architectural and build quality in a way that enables the structural development of the site to be easily read, while conserving the character and setting of the asset in accordance with good conservation practice.

The proposals conserve and protect the special features of the listed building that have been identified through thorough historical research, respecting and where appropriate, restoring elements of the historic plan form.

The proposals maintain the optimum viable use as a dwelling, securing this use for future generations by meeting the 21st Century requirements of family living.

13.3 OTHER GUIDANCE

As PPS 5 no longer applies, guidance on the amount and nature of change to heritage assets that can reasonably be considered acceptable is provided in

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English Heritage's Conservation Principles, Policies and Guidance for the sustainable management of the historic environment published in 2008. (EH CPPG)

Whilst the practice guide for PPS 5 also remains valid, it deals with procedural matters and is not as helpful in informing and guiding decision makers as EH CPPG which remains the foremost guidance on good conservation practice and whose purpose is identified as;

"to strengthen the credibility and consistency of decisions taken and advice given by English Heritage Staff"

In his forward the EH Chairman identified the likelihood of legislative reforms like the NPPF and the need to create a professional framework for managing change in the historic environment that is clear in purpose and substantial in its application, it is described as - **Constructive Conservation**.

In Paragraph 25 EH identify that their definition of conservation recognises the potential beneficial change to significant places that flows from the requirement to 'preserve or enhance' replicated in the NPPF.

To achieve sustainable development (NPPF's stated overarching goal of the planning system) EH indicate that both preservation and enhancement can be embraced to the extent that the value of the place allows.

(Well) considered change offers the potential to enhance and add value to places - it is the means by which each generation aspires to enrich the historic environment. (echoing NPPF 131 positive contribution of new development)

In paragraph 86 EH note that "*Keeping a significant place in use is likely to require continual adaptation and change*" provided that the interventions respect and do not erode the heritage values of that place, echoing the NPPF warning against stagnation and the potential damage that fossilisation can bring to heritage assets.

Paragraph 138 sets out criteria for new work;

"New work or alteration to a significant place should normally be acceptable if:

a. *There is sufficient information comprehensively to understand the impacts of the proposal on the significance of place;*

b. *The proposal would not materially harm the values of the place, which where appropriate, would be reinforced of further revealed;*

c. *The proposals aspire to a quality of design and execution which may be valued now and in the future;*

d. *The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future."*

The proposals are based on a comprehensive understanding of the heritage assets special qualities and do not materially harm the values of the place, reinforcing and enhancing the significance of the North façade and setting of the asset while protecting the future of the asset by adapting to the needs of modern family life and avoid the stagnation and fossilisation of the built form, where the designer's considerable experience of similar works in Chichester District demonstrate that the long term consequences of the proposals are likely to be benign.

14. INVOLVEMENT OF LOCAL INTERESTS

The parish council did not object to the previous application.

15. CONCLUSION

15.1 Without adaptation to meet the needs of current and future occupants, fossilisation of the building would depreciate its heritage value and threaten the viability of its use.

15.2 The application provides sufficient information to understand the impacts of the proposals and includes an independent Listed Building Assessment that concludes that the proposed extensions would not harm the special character of the existing building or its setting.

15.3 English Heritage advise that owners "*should not be discouraged from adding further layers of potential future interest*" The proposals as a 21st century layer, aspiring to a quality of design and execution, using high quality materials and methods of construction in a way that is easily identifiable in order that the structural progression of the building may be read and valued now and by future generations.

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- 15.4 The proposals have been reduced in size and design details adjusted and simplified as part of collaboration with the council's Historic Building Advisers spread over a period of six months.
- 15.5 The proposals have been considered in their local context and environment and will not prove detrimental to the amenities of neighbouring occupiers or the landscape character of the surrounding area.
- 15.6 The proposals reconnect the use of the house with its garden, enhancing the setting and significance of the place and improving the biodiversity of the site, reinforcing the values of the Listed Building, ensuring the continuation of the optimum viable use of the building, while maintaining the character, setting and special aspects for which the property was listed.
- 15.7 Species habitat and important ecology features on the site have been identified and measures included within the proposal to protect and enhance important habitats and protected species in accordance with relevant legislation with a net biodiversity gain resulting from the proposals.
- 15.8 In conclusion, these second proposals are for well mannered alterations and extensions that accord with the Local and National Policies and the detailed policy guidance on the conservation and enhancement of biodiversity and heritage assets that recognises the need for adaptation to meet changing needs is necessary to protect valued places and maintain their optimum viable use and upkeep of the heritage asset for future generations to enjoy.
- 15.9 The proposals accord with the development plan and all material considerations indicate that the proposals should be supported.

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