



WS
Heritage
2025 — 2026

#UNDERSTANDING
HERITAGE



A message from our Heritage Director

"Thank you for choosing WS Heritage. Our team of qualified and experienced consultants are passionate about the built and historic environment and helping clients meet their development requirements there.

We have extensive knowledge of buildings and sites of all types and levels of protection, from country houses to simple cottages, through agricultural and industrial structures and places of worship - a sample of which you will enjoy in the case study section of this brochure.

The values of the Practice focus on Relationships, Professionalism and Community. Everything we do as a Practice stems from these values to ensure we consolidate our position as the first choice in Heritage Consultancy.

We have also built a trusted network of Preferred Partners that work alongside the Practice and that we are delighted to introduce you to. They offer specialist advice required through all project stages, ensuring that our clients have the best possible chance of success.

We very much look forward to working with you and helping you with your project."

Mark Sanderson BA (Hons), PG Cert, MA, IHBC

Heritage Director

Understanding Heritage

Heritage advice and services are provided across the UK and specialise in Listed Buildings, Conservation Areas, Scheduled Monuments, Locally Listed Buildings, and Non-Designated Heritage Assets.

WS Heritage provides heritage consultancy to clients across the private, public, and third sectors. We offer expert advice and tailored services in relation to:

- Planning Permission
- Listed Building Consent
- Scheduled Monument Consent
- De-Listing
- Rebuttal
- Townscape & Character Appraisal
- Visual Impact Assessment
- Archaeological Building Recording
- Objection
- Appeals & Expert Witness

Independent guidance and support are provided from feasibility, concept and pre-planning stages, through to full planning and the discharge of conditions or appeal.

About Us

WS Heritage provides commercial and private heritage services nationwide, specialising in planning and development in the historic environment, with particular expertise in built heritage, conservation, design, research, and archaeology.

In-house advice, products and services are complemented by multiple associates in planning, architecture, archaeology, surveying, structural engineering and construction.

Our Approach

WS Heritage applies an objective yet strategic approach to planning and development in the historic environment, where high quality design, conservation-led approaches and the need to manage change are critical.

Here, the provision of robust, independent advice is invaluable to an extensive and diverse client base and the successful evolution of both individual heritage assets and sensitive heritage contexts.

Our Experience

WS Heritage has extensive experience in a wide range and variety of historic building, area, and deposit, throughout the UK. Long-standing familiarity with statutory bodies at a local, regional and national level ensure a timely and cost-efficient outcome.

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What we do and what our work involves

WS Heritage is a commercial heritage consultancy supporting land and property owners, investors, developers and their agents in planning and development, across the UK. We also assist large commercial organisations and corporations, charities and government bodies.

What is Heritage?

Heritage is a broad concept encompassing many dimensions. It evidences and expresses the long process of historic development to form the essence of national, regional and local identities and is an integral part of modern life. It is a reference point and foundation, and therefore a robust basis for change and growth.

It is also a finite and irreplaceable resource, yet its preservation must be managed responsibly, allowing not only enhancement, but also innovation in the enablement of wider social, cultural, economic and environmental benefits.

In Conservation Principles, Policies and Guidance, For the sustainable management of the historic environment (Historic England, 2008), it is stated that:

‘The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change’.

The National Planning Policy Framework, 2024, defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

Heritage assets include both designated heritage assets (scheduled monuments, listed buildings and conservation areas) and assets identified at a local level by the planning authority (such as local listings or non-designated heritage assets).

Principally, the sustenance and enhancement of heritage assets is enabled by putting these to viable uses that remain consistent with their conservation, whilst new development should make a positive contribution toward local character and distinctiveness.

Opportunities should be sought to align, consolidate and grow the contribution made by the historic environment toward the character and appearance of a place, seeking its longevity and improvement via the effective yet sustainable use of land.



What is Heritage Consultancy?

The nature and scope of our heritage consultancy is varied and extensive, ranging from baseline studies and feasibility for the purposes of concept design and pre-planning enquiry, through to the support of full planning stages and after; including the discharge of conditions and appeal.

Appeals may entail written representation, informal hearing or public inquiry. But more typically, our work entails the production of Heritage Statements or Impact Assessments, seeking either straightforward listed building consent or planning permission involving the setting of a listed building, a non-designated heritage asset or within a conservation area.

However, we also produce Character Appraisals, Visual Impact Assessments and Statements of Significance, perhaps seeking to have a building de-listed or a conservation area designation revisited with a view to omitting sites from either a new or amended boundary. We also obtain Certificates of Immunity from listing.

Otherwise, we will represent clients before the local planning authority (LPA), should you wish to oppose and object to a proposed development that will impact negatively upon your heritage asset, or the historic environment more generally in some way.

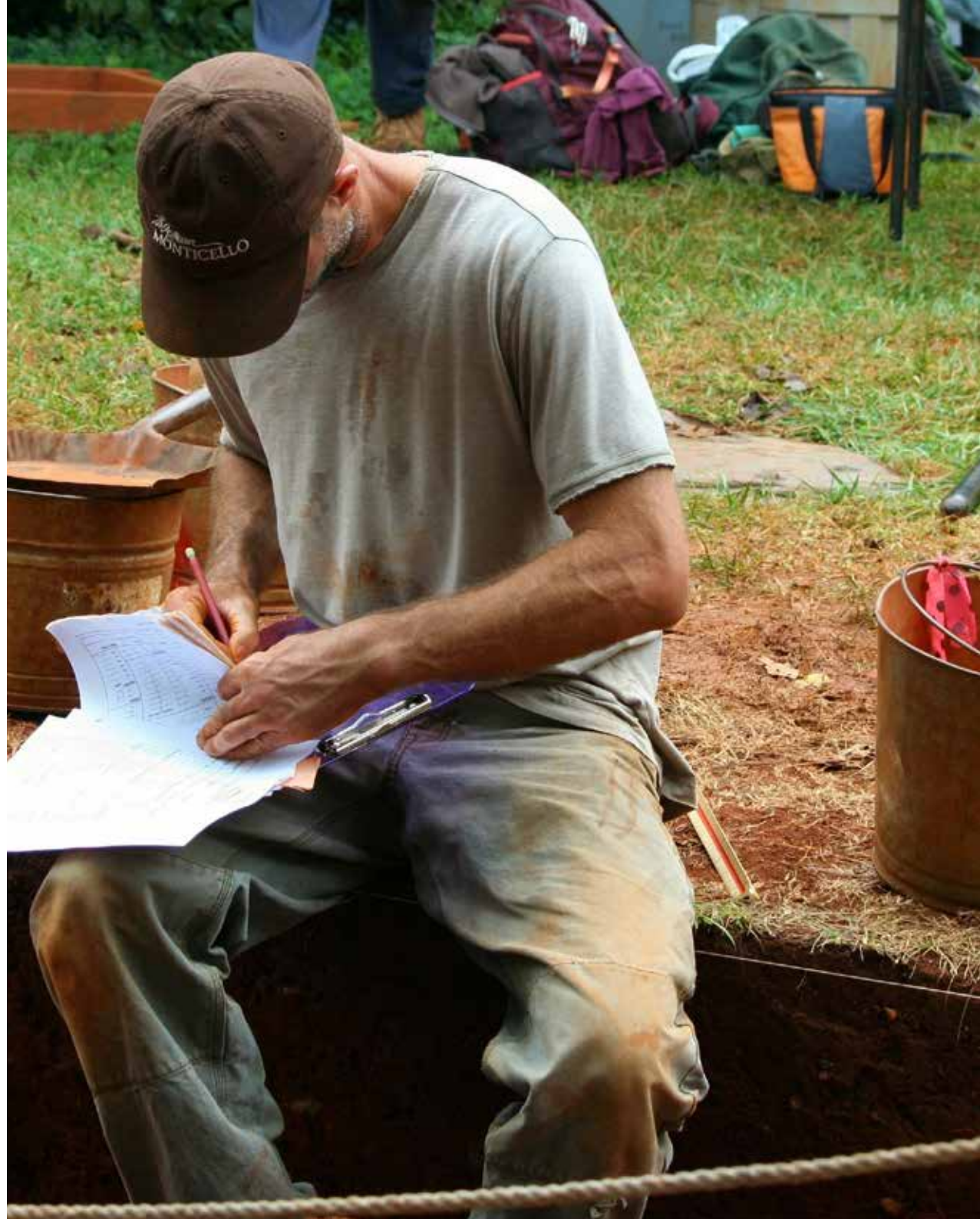
Enforcement or prosecution are also regularly addressed, and we will again act on your behalf to represent your case in writing or in person to either the LPA or Planning Inspectorate, seeking to have any action or process negotiated toward the satisfaction of all interested parties.

Our Heritage Projects

We work across a wide spectrum of heritage projects, from the restoration and repair of listed buildings to sensitive adaptation, conversion, and changes of use. Our portfolio also includes heritage impact assessments, conservation management plans, historic building records, and advice on development within historic contexts.

This range demonstrates the variety of challenges and opportunities that continue to inspire us. We are not confined to a single approach; instead, we strive to provide balanced, pragmatic solutions that respect historic significance and its conservation, whilst managing appropriate change and enabling contemporary use.

We take pride in the consistently high standard of work produced by our team and value the opportunity to revisit completed projects - both to reflect on lessons learned and to ensure that our future advice and designs continue to uphold the highest standards of heritage practice.



HERITAGE CATEGORY 1 – LISTED BUILDINGS

The Planning (Listed Building and Conservation Areas) Act 1990 provides the legislative framework to altering, extending or even demolishing buildings of special historic or architectural interest, whilst having special regard to preserving the building, its setting or individual features of interest. Listed buildings, recorded on the national List, require extra consents beyond normal planning permissions and may entail the further involvement of Historic England or Secretary of State.



Lawson's Farm in West Sussex

- Following earlier iterations, a revised application was submitted to develop this 17th-century Grade II listed building in March 2024
- The scheme proposed a part-single, part two-storey rear extension accessed via a glazed link, plus general refurbishment.
- Using topography, managed scale and agricultural design references, the extension remained subservient whilst ensuring a clear and appropriate distinction between old and new.
- Outcome: the amended application was approved in July 2024



Market Place in Corby Glen, Lincs

- This project involved internal and external alterations to a Grade II listed, 16th-century former public house in Corby Glen Conservation Area.
- After a withdrawn application, WS Heritage produced a Heritage Impact Assessment in support of the scheme.
- Proposals included attic conversion, internal reconfiguration, new rooflights, reinstated historic windows, additional fenestration, and wider refurbishment that rationalised living space to ensure optimum viable use.
- Outcome: the application was approved in February 2024



Headley Hall in Surrey

- This Grade II listed, early 19th-century building had been extensively altered over its history, including its c.1955 subdivision into three dwellings.
- Submitted February 2024, proposals sought to restore original use and character while improving habitability; particularly where earlier fabric and circulation had been disrupted.
- Works included a rear-infill extension, internal alterations, window and door refurbishment, and extensive restoration, including the prominent portico.
- Outcome: approval was given in April 2024



Albion Street in Bayswater, London

- Built 1830–35, the site forms part of Grade II listed Albion Street in Bayswater Conservation Area.
- A rear extension consented in 2014 was later judged to be non-compliant with conditions being refused in 2022, leading to the consequent need for regularisation.
- WS Heritage addressed these discrepancies, clarifying approvals and securing consent for the as-built scheme, avoiding pending enforcement and the reversal of works.
- Outcome: applications were permitted in July 2024

HERITAGE CATEGORY 2 – CONSERVATION AREAS

Conservation areas are places of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and which are also protected under the 1990 Act. They may be designated by local authorities, Historic England (in London), or the Secretary of State, and England has around 10,000. However, designation requires clear justification to preserve genuine historic or architectural value.



Briar Hill, Purley

- Built 1922–25, the site lies within the Webb Estate and Upper Woodcote Village Conservation Area. Following refusal for a scheme exhibiting 'excessive additions,' an appeal was lodged in June 2023.
- With WS Planning & Architecture, WS Heritage developed revised proposals to retain the building's core, reduce its scale, and evolve its Arts & Crafts character in a manner that improved habitability whilst maximising the prospect of consent.
- Outcome: permission for the revised scheme was granted in January 2024



Thornton Road in Clapham, London

- Located in Hyde Farm Conservation Area and within the setting of a Grade II listed building, the scheme proposed the demolition of an unsympathetic 1960s–70s dwelling and its replacement with a five-storey block of nine apartments.
- Assuming a contemporary ethos, the proposal nevertheless reflects its context whilst exhibiting a distinctive, high-quality design that is authentically of its time.
- Outcome: Approval were given in July 2024



Prospect Place, Hastings

- Located in Hastings Town Centre Conservation Area, proposals submitted in May 2024 addressed deterioration through refurbishment, internal alteration, and an upward extension.
- Works included the removal of non-functional features to improve circulation whilst adding a first-floor bedroom that together provided more practical, habitable living space.
- Whilst ensuring a clarity of phasing, the utilisation of local topography further ensured the contemporary extension's subservience, and that it remained respectful of its context.
- Outcome: approvals were given in July 2024



Upton Barns in Buckinghamshire

- Upton Barns, located within the Dinton, Westlington, Upton and Gibraltar Conservation Area, also sits alongside several Grade II listed buildings.
- Proposals involved the conversion of two modern barns into four dwellings with parking and landscaping.
- Design minimised glazing and parking while maximising landscaping and screening to ensure the scheme respected its rural setting and preserved the conservation area's historic character.
- Outcome: the application was approved in December 2024

HERITAGE CATEGORY 3 – NON DESIGNATED HERITAGE ASSETS

Non-designated heritage assets are buildings, sites, landscapes or features of heritage interest that don't meet criteria for designation but merit material consideration in the planning process. They are usually identified by local planning authorities, often through Local Lists. Assessing the significance of a non-designated heritage asset is much like assessment of designated heritage assets however, and based upon an understanding of evidential, historical, aesthetic or communal value. Historic England's Conservation Principles (2008) provides further detail in this respect.



Whitefriars School, Harrow

- Dating to 1910, the school lies outside a conservation area but is locally listed.
- After the replacement of windows was refused in January 2023, WS Heritage appealed, arguing the proposals preserved significance while addressing disrepair.
- No harm was identified, with public benefits in design and sustainability being recognised, thus ensuring a proportionate approach to the building's limited heritage value.
- Outcome: the appeal was allowed in February 2024



Beadles Lane in Oxted, Surrey

- Although not statutorily listed, this brick stable was recognised as a non-designated heritage asset and one that contributed to Oxted Conservation Area.
- As the sole surviving part of a former C19 agricultural complex, proposed residential development of the site required a Level 2 Historic Building Record, undertaken per Historic England guidance, discharging conditions under approvals TA/2022/1222 (4) and TA/2021/2149 (5).
- Outcome: Conditions were discharged in June 2024



Hove Hebrew Congregation Synagogue, Hove

- WS Heritage secured a Certificate of Immunity from Listing for Hove Hebrew Congregation Synagogue, a locally listed building within Brunswick Town Conservation Area.
- First built as a gymnasium in 1883 and converted 1929–30, being without purpose-built design and exhibiting a deteriorated interior, neither did it offer group value.
- Assessment against Historic England guidance confirmed insufficient special interest to merit national listing.
- Outcome: Following submissions to Historic England & the Secretary of State, immunity was confirmed in September 2024.

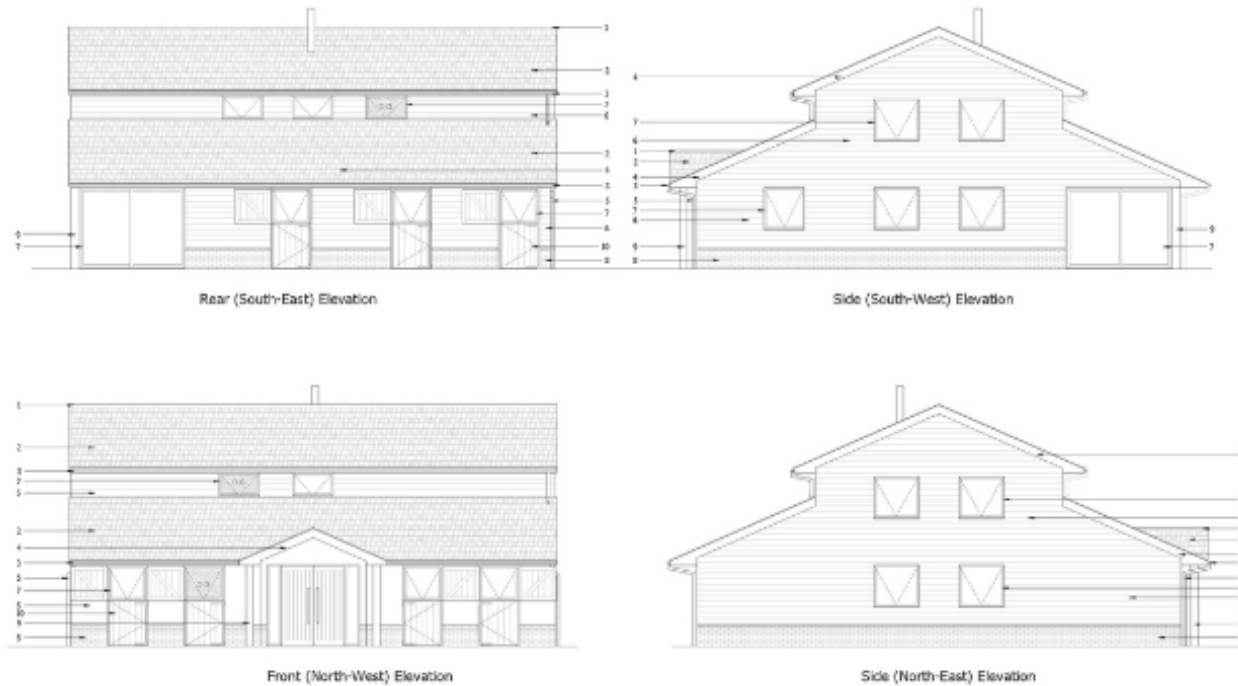


Former Bus Station in Lewes, East Sussex

- This is a non-designated heritage asset located in Lewes Conservation Area. Following a 2022 refusal for earlier proposals, the scheme was then amended in collaboration with officers.
- Although the deteriorated site was a negative influence upon its environs, the revised scheme included demolition, the development of three houses, 32 flats, 198 m² commercial space, landscaping, and parking, of a considered design that enhanced the built and historic environment of the locale.
- Outcome: approvals were given in September 2024

HERITAGE CATEGORY 4 – REGISTERED PARKS & GARDENS

Established in 1984, Historic England's Register of Parks and Gardens lists over 1,700 significant designed landscapes. Each record is on the National Heritage List for England (NHLE), a public, searchable database of protected heritage, which also includes scheduled monuments, registered battlefields, and most other forms of statutorily designated heritage asset.



Gatton Park Conversion in Reigate, Surrey

- Although none of the buildings occupying the site are statutorily listed, this lies within the Grade II Registered Park & Garden of Lower Gatton Park (designated 1998) and nearby several other individually designated structures.
- Proposals comprised a sympathetically designed high quality stable block, tack room/machinery store, and sand school; conversion of the main barn to residential use; and removal of vacant, degraded structures currently detracting from the historic environment.
- Modest landscape alterations will enhance and preserve the site while protecting the setting of nearby heritage assets, maintaining the character of the wider designated Park & Garden.
- Outcome: approvals were given in October 2024

Planning Services

The planning team provide essential planning advice and strategy for all aspects of the planning system.

Whether you are looking to find sites for new development, require appraisals on potential new land, extend your property or looking to protect your own interests, we can provide effective, expert advice from the outset to the completion of your project.

As well as working alongside our in-house architectural team, we also provide planning advice for a vast array of external architects, surveyors and agents.

The majority of Planning Applications follow a Four Stage Planning & Design Process that dovetails the service offered by our architectural team or working with external surveyors or architects to ensure the best possible chance of success at Planning stage.

Our range of services includes the following areas:

- Appraisals
- Applications
- Appeals
- Certificates of Lawful Development
- Enforcement cases
- Local Government consultancy
- Appearing as expert witnesses at Hearings, Public Local Inquiries, Court Cases (with, where necessary, direct access to the Planning Bar)
- Community Consultation & Engagement
- Objections to planning applications
- Policy: Strategic Land, Local
- Plan Representations, Local Plan Monitoring, Housing Needs Surveys
- EIA: Environmental Impact Assessments, Scoping Reports
- Development Economics: Site Searches and Referral Services, S106 Negotiations
- Seminars & Training: We carry out planning-related seminars and are available to provide training on planning related topics



Architecture Services

Established in 2010 the architectural arm of our practice has gone from strength to strength, achieving RIBA Chartered Practice recognition for 2018 and beyond.

Combining the expertise of our Chartered Architects, Architectural Assistants and Architectural Technologists we provide a full architectural service including the following:

- Feasibilities
- Planning proposals
- Building Control applications
- Urban design advice
- Masterplanning
- Working drawings
- Contract Administration

We follow our Four Stage Planning & Design Process that utilises the combined knowledge of our planning and architectural teams.



FIND OUT MORE



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Chislehurst, Kent
BR7 6LH
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Our Preferred Partners

Building the right team for your project. We have built a network of trusted specialist professionals who make up our Preferred Partners.

This service ensures that almost any specialist advice required through the Four Stage Planning & Design Process can be dealt with quickly and efficiently to provide the best possible chance of success. Our Preferred Partners work with the WS teams to provide the necessary technical support required to address site constraints and issues that may arise from local residents through to the statutory consultees that assess the application after submission.

Arboriculture



connicktreecare.co.uk

Arboriculture



davidarcherassociates.co.uk

Biodiversity Solutions



natureimpact.world

Chartered Surveyors



briangalesurveyors.com

Contractor



houseofbuilding.co.uk

Daylight & Sunlight



right-of-light.co.uk

Ecology



ecologypartnership.com

Energy, Daylight & Sunlight



baseenergy.co.uk

Flood Risk & Drainage



flumeconsultants.com

Flood Risk & Drainage



nimbusengineering.co.uk

Highways, Flood Risk & Drainage



motion.co.uk

Highways



ttc-tp.com

Landscape



draffinassoc.co.uk

Landscape



petrow-harley.com

Noise



adnitt.com

Noise



dbaacoustics.co.uk

Our Preferred Partners

Our fee proposal will set out our Preferred Partners' involvement. Projects will typically require a Topographical Survey, Party Wall advice and sustainability solutions. Our professional Photography partners showcase completed projects with still & drone images. Our Partner Programme is made up of two categories; **GOLD** & **SILVER**. Our **SILVER** Members also cover services that are integral to the Planning & Design Process but offer more niche areas that are not covered by our **GOLD** Members.

For further details about our Preferred Partners and contact information, visit wspa.co.uk/preferredpartners.

Photography, Drone & Video Production



solentskyservices.co.uk

Structural & Civil Engineers



afongate.co.uk

Structural & Civil Engineers



gearedpartnerships.com

Topographical Surveys



hooksurvey.com

Topographical Surveys



spatial-dimensions.co.uk

Bespoke Architectural Glazing & Doors



festa-system.co.uk

Electronic Installation Services



avinnovation.co.uk

Electronic Installation Services



meshsystems.co.uk

Environmental Consultancy Services



cogan-ec.com

Garden Design



houseofstewartgardens.com

Insurance Brokers



greeninsurance.co.uk

WHAT WE DO AND WHAT OUR WORK INVOLVES

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