

Land at Silkmore, West Horsley

Hawksmoor Homes Ltd

● Planning ● Heritage



Planning and Heritage Potential secured planning permission for four family-sized homes on land associated with a Grade II Listed property through a heritage-led design approach.

Demonstrating our ability to unlock sensitive residential development, combining archival research, careful design refinement and coordinated planning advice to maximise enhancement while protecting historic setting.

The Challenge

The proposals sought permission for four new dwellings on greenfield land forming part of the curtilage of Silkmore, a Grade II Listed property of 17th-century origins. The site was accessed via the existing driveway to the Listed building, creating inherent heritage sensitivity around setting, layout and visual relationship.#

There was a clear risk that development would be perceived as harmful to the Listed building's setting, particularly given concerns around plot size, design quality and the historic relationship between the land and the house.

Without a robust heritage strategy, the scheme risked refusal on the grounds of harm to the setting of the Listed building and local character.

Our Approach

- Led archival research to understand the historic relationship between land and Listed property
- Demonstrated the site had no functional historic connection to the main house
- Produced a robust heritage statement responding directly to pre-application feedback
- Advised on layout and plot sizes to reflect prevailing village context
- Worked collaboratively with planners and architects to refine design quality
- Identified opportunities to enhance the Listed curtilage through removal and reconfiguration

The Outcome

- Planning permission secured for four high-quality family homes
- Heritage impacts addressed through evidence-led design and layout refinement
- Enhancement of Listed building curtilage achieved through targeted improvements
- A balanced scheme delivered, supported by officers and agreed by elected members