Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0959
Peppersgate Farmhouse, Brighton Road, Lower Beeding, West Sussex, RH13 6NH

DESCRIPTION:
Erection of a single storey side extension (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/25/0958	Erection of a single storey side extension (Householder)	Under Consideration.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
The Lower Beeding Neighbourhood Plan has undergone examination with a Decision Statement issued confirming that the plan should proceed to referendum. Of relevance to this application is: -

Policy 12 - Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
HDC Conservation Officer: No Objection. The proposed extension will be attached to a rebuilt east external wall so will not damage or otherwise interfere with significant historic fabric. The revised roof design has removed a large proportion of the flat roof area. The remaining area of flat roof will not draw undue attention and dilute the character of this vernacular building. The extension will be a proportionate and visually appropriate addition and will not prevent an understanding or appreciation of the special interest of the listed building. The proposal will also not harm the character of the conservation area. Conditions suggested.

Parish Comments:
(Initial Consultation) Objection as the proposed application is not in keeping with a Grade II listed building.

(Following Amended Plans): No Objection.

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
Paragraph 212 of the NPPF states that '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).' Paragraph 213 continues to state that 'any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.'

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

Peppersgate Farmhouse is a sizeable detached two-storey Grade II Listed building, located within the Crabtree Conservation Area. The site lies in the countryside, outside any built-up area boundary, centrally positioned within a small cluster of buildings. Peppersgate Farmhouse is a recognisable 16th Century timber-framer farmhouse, with modern brick infilling and a Horsham slab roof.

The proposed development involves the demolition of an existing side extension on the eastern elevation, which the applicant states is structurally unsound, and the erection of a replacement extension. The original submission proposed a flat-roofed extension with vertical cedar cladding, however, in response to concerns raised as part of the application process amended plans were received.

As now proposed, the extension would incorporate a pitched roof with a partial flat roof, of a similar height to the existing extension. The proposed elevations indicate the use of vertical cedar cladding and roof tiles to match those of the existing building. The proposed extension would be attached to a rebuilt east external wall so will not damage or otherwise interfere with significant historic fabric. It is considered that the amended scheme would not dilute the character of the vernacular listed building, or prevent an understanding or appreciation of its special interest.

As such, the proposed extension would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2 **Pre-Commencement Condition**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters including junction with existing east elevation.

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Plans list for: DC/25/0959
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Existing Site and Location Plan	ARC/ 122/ 25/ 06	09.06.2025
Floor plan	Existing Ground Floor Plan	ARC/ 122/ 25/ 01	09.06.2025
Floor plan	Existing First Floor Plan and Roof Plan	ARC/ 122/ 25/ 02	09.06.2025
Elevation plan	Existing Elevations	ARC/ 122/ 25/ 03	09.06.2025
Section plan	Existing Sections 1 of 2	ARC/ 122/ 25/ 04	09.06.2025
Section plan	Existing Section 2 of 2	ARC/ 122/ 25/ 05	09.06.2025
Location & Site plan	Proposed Site and Location Plan	ARC/ 122/ 25/ 12	15.07.2025
Section plan	Proposed Sections 2 of 2	ARC/22/ 25/ 11	15.07.2025
Section plan	Proposed Sections 1 of 2	ARC/22/ 25/ 10	15.07.2025
Elevation plan	Proposed Elevations	ARC/22/ 25/ 09	15.07.2025
Floor plan	Proposed First Floor and Roof Plan	ARC/22/ 25/ 08	15.07.2025
Floor plan	Proposed Ground Floor Plan	ARC/22/ 25/ 07	15.07.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 18/08/2025

Authorising Officer sign/initial Guy Everest Date: 20.08.2025