



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0859

35 High Street, Billingshurst, West Sussex, RH14 9PP

DESCRIPTION:

Retention of converted and extended rear car port for use as outdoor seating area in connection with 35 High Street (Retrospective) (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0858	Retention of converted and extended rear car port for use as outdoor seating area in connection with 35 High Street (Retrospective) (Full Planning).	Under consideration
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Billingshurst Neighbourhood Plan

BILL 2: Housing Design And Character

BILL 9: Re-Use Of Historic Buildings In Billingshurst Village Centre

Billingshurst Parish Design Statement

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: Comment: -

35 High Street is an attractive grade 2 listed building with a painted frontage, and decorative Flemish bond brickwork with burnt headers on its side elevation, within the Billingshurst Conservation Area. The property is currently used as a café. To the rear of the property is a tarmacked area used for parking, enclosed by a brick wall. An open car port is attached to the rear wall. The application seeks to provide an outside seating area, with the carport extended through the provision of a pergola. A timber screen separates the area from the wider parking area.

The principle of an extension to the seating area may be acceptable and would support the viable use of the main listed structure the current arrangement does look a little incongruous. Whilst not immediately visible from the High Street, the area is within the curtilage of the listed building. It would therefore be suggested that further planting is considered to shield the timber screen softening the

structure. It would also help with the transition between the garden and the practicalities of the parking area. The garden is at present not appreciated from external views due to its enclosed form, which creates the impression that it is separate to the café. Consideration should be given to linking the spaces more effectively so enhancing the buildings outdoor space.

Parish Comments:

Neutral response, no cause for objection to the plans as submitted.

Representations:

One representation was received, supporting the application.

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

Section HE5 of the NPPF (2026) states that *'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance'* (1). *'Development proposals which would have a positive effect on a designated heritage asset should be supported'* (2) and *'Any harm to a designated heritage asset will be a matter of considerable importance and weight'*, which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

35 High Street is an attractive Grade II listed building with a painted frontage, and decorative Flemish bond brickwork with burnt headers on its side elevation, within the Billingshurst Conservation Area. The property is currently used as a café. To the rear of the property is a tarmacked area used for parking, enclosed by a brick wall. An open car port is attached to the rear wall. The application seeks to provide an outside seating area, with the carport extended through the provision of a pergola. A timber screen separates the area from the wider parking area.

The timber structure erected to allow for covered outdoor seating does not closely reflect the architectural character of 35 High Street. The structure is though sited on an area formerly used for surface parking and is read as a secondary feature of the site. The scale and siting of the structure does not compete with the principle listed building and its use supports the business and continued occupation of the listed building.

The significance of the listed building has not therefore been harmed by the introduction of the timber structure and alteration of a pre-existing car port to create a seating area. For this reason it is not considered necessary to require any soft landscaping within the site, and none is necessary to make the works acceptable. The proposed works have not harmed the setting of the listed building in accordance with development plan policies, with approval of listed building consent therefore recommended.

Recommendation: Application Permitted

Plans list for: DC/26/0859

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	26.05.2026
Supporting Statement	Heritage	NONE	26.05.2026
Elevation & Floor plan	Existing and Proposed	01	13.07.2026
Site plan		NONE	13.07.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 9th September 2026

Authorising Officer sign/initial Guy Everest Date: 09.09.2026