



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0188

The Blue Ship, The Haven, Billingshurst, West Sussex, RH14 9BS

DESCRIPTION:

Conversion of stable into a 1 bed holiday unit with associated works. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0187 Conversion of stable into a 1 bed holiday unit Pending
with associated works. (Full Application).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Plan (2021)

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 objections subject to conditions

The stable building is an important part of the listed building and reinforces the historic interest of this rural public house. The building is currently under used and at risk of continued deterioration. The proposed conversion preserves the building's historic interest whilst creating a future use that will ensure continued maintenance and repair.

Parish Comments:

Rudgwick Parish Council: Support subject to:

- The HDC Conservation Officer being satisfied that the listed building is not adversely affected by the development.
- A request for Conditions to be placed on the approval permission to deal with the queries raised by Southern Water.
- A Condition is added to tie the Holiday Let accommodation to the Blue Ship business. This is to prevent the building being marketed as an independent residential dwelling, which would conflict with HDPF policy 26 (development in the countryside).

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 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 for of development within its setting), should require clear and convincing justification."

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

The application seeks listed building consent for the conversion of the stable building into a 1 bedroom holiday let. The Council's heritage officer has been consulted as part of the application and has no objections to the proposed development subject to the implementation of conditions.

The stable building is part of the Grade II listing of The Blue Ship. Within the official listing, the stable block is noted to have been completed approximately between 1884 and 1891. The stable has a double-storey, gable-fronted central bay, with a taking-in door to a hay loft and a two-part stable door beneath. The central bay is flanked by single-storey bays, with a broad carriage door to the south side and a single plank-and-batten door to the north. There is an area of parking in advance of the pub for customers and a vehicular access to the east of The Blue ship to serve the visitors of the campsite.

Few external alterations are required (notwithstanding alterations to windows) and would not detract from the informal rural appearance of the site, and would remain a scale, form and siting in relation to The Blue Ship pub which would reflect stable buildings. The current building is used mostly for storage and requires some maintenance. It is considered that the building is more likely to be maintained in the proposed use than the existing. Furthermore, the economic income received would support the existing use and maintenance of the application site as a whole which includes The Blue Ship pub itself.

The proposed development 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:** 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:

Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect to the appearance and fabric of historic and architectural features including roof junctions at ridge, verges and eaves.

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 **Regulatory Condition:** The flue hereby permitted shall be finished in a dark, matt coating. No additional plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

- 4 **Regulatory Condition:** The new windows and doors fitted in the building hereby permitted shall be timber. The window casements shall be flush fitted with their frames.

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:** 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).

- 6 **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).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0188

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Location and existing block, ground floor, first floor and elevations	EA0204/PL1	03.02.2026
Plans	Proposed block, ground floor, first floor and elevations	EA0204/PL2	03.02.2026
Design & Access Statement	and heritage	260-07-30 REV 2	03.02.2026
Supporting Statement	Bat emergence survey	NONE	03.02.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 14.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.04.2026