Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0018
Broadview, Guildford Road, Broadbridge Heath, West Sussex, RH12 3PQ

DESCRIPTION:
Change of use of the existing building to provide 6 bedspaces for students with special educational needs with associated alterations (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0017	Change of use of existing dwelling to provide 6 bedspaces for students with special educational needs with associated alterations (Full Planning)	Pending Consideration

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

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

Slinfold Neighbourhood Plan:
Policy 5: Development Principles

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:

Conservation Officer: No Objection

The barn is fully established as a dwelling following conversion in the 1990s. The conversion is generally sensitive to retaining an appreciation that this is a historic farm complex. The current proposals will result in no greater impact to the special interest of the listed building. I am satisfied the change of use and physical alterations will not be harmful. No detailed conditions are required.

Parish Comments:
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.

ASSESSMENT

Paragraph 193 of the NPPF (2018) 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 194 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 District Planning Framework, which is the main policy against which works to Listed Buildings are assessed. Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Broadview itself is a large Grade II residential property with a number of ancillary outbuildings. The Heritage officer has been consulted during the course of the application and would have no objections to the proposal, stating:

'The conversion is generally sensitive to retaining an appreciation that this is a historic farm complex. The current proposals will result in no greater impact to the special interest of the listed building. I am satisfied the change of use and physical alterations will not be harmful. No detailed conditions are required.'

The proposed development would preserve the historic interest of the heritage asset, 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.

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/24/0018
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		2119_003	11.01.2024
Elevation plan	Existing	2119_008	11.01.2024
Elevation plan	Existing	2119_009	11.01.2024
Elevation plan	Proposed	2119_013	11.01.2024
Elevation plan	Proposed	2119_014	11.01.2024
Location plan		2119_001	05.01.2024
Floor plan	Existing Ground	2119_005	05.01.2024
Floor plan	Existing First	2119_006	05.01.2024
Floor plan	Proposed Ground	2119_010	05.01.2024
Floor plan	Proposed First	2119_011	05.01.2024
Design & Access Statement	Incuding Heritage	2119_2.06 REV A	05.01.2024
Supporting Statement	Water Neutrality	2119	05.01.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 05/03/2024

Authorising Officer sign/initial RHERMITAGE Date: 22.03.2024