



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0480

Shuckers Farm House , Copsale Road, Maplehurst, West Sussex, RH13 6QY

DESCRIPTION:

Erection of a single storey side extension, detached garage with integrated pool house and swimming pool. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0479	Erection of a single storey side extension, detached garage with integrated pool house and swimming pool. (Householder Application).	Application Permitted on 29.06.2026
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Nuthurst Parish Neighbourhood Plan 2015 - 2031

Parish Design Statement:

Nuthurst Parish Council 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:

Conservation Officer: No objection

Parish Comments:

None received

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

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.

Shuckers Farm House is a grade II Listed Building, with the list description stating: -

C17 or earlier timber-framed building, refronted with painted brick on ground floor and tile-hung above. Hipped thatched roof. Casement windows. Gabled porch of painted brick. Ground floor addition behind. Two storeys. Three windows.

The property is the historic farmhouse of Shuckers Farm. The historic farm buildings are now converted to residential use and in separate ownership. The farmhouse retains an ancillary building to the north west. The house has been extended and altered in the recent past but retains much of its historic fabric and the historic core remains the principal element.

The application seeks listed building consent for the erection of a single storey side extension, detached garage with integrated pool house and swimming pool.

The Council's Conservation Officer raised concerns with the initial design of the proposed outbuilding which consisted of a shallow pitched roof to cover the footprint. It was considered that this design approach is reminiscent of suburban ancillary buildings, and an alternative roof design was requested that better reflects a traditional vernacular form. The revised design now consists of a double pitched roof with internal valley at the rear with lowered roof ridge as recommended by the Council's Conservation Officer. Following consultation with the Council's Conservation Officer the revised roof design for the outbuilding now better reflects a traditional rural building and it is now considered acceptable.

It is acknowledged that the proposed extension comprises of a modern contemporary design which includes a large area of flat roof. It is noted that the extension would be attached to the later rear wings of the house that is not historically significant, and no historic fabric will be disturbed. Whilst the use of flat roof is usually unsupported, in this case it will be set back from the principal elevation and would appear a subservient addition. Following consultation with the Council's Conservation Officer it is viewed that this design approach would not draw undue attention if detailed to have a sleek appearance. The proposal is considered acceptable providing the roof eaves line is minimised in perceived thickness and is as inconspicuous as possible. Raising the eaves level of the outbuilding whilst retaining the wall plates and roof structure in entirety is acceptable. This will allow the flat roof to sit beneath the thatched eaves and allow for unbroken eaves. The eaves level would only need to be lifted by eighteen inches or so and this will not have a harmful impact on its character. The Council's Conservation Officer is satisfied the brick walls can be demolished and replaced with modern construction behind a traditional weather boarding. This will reinforce the ancillary agricultural character of this building.

The proposed swimming pool, the re-configuration of the existing pond and the associated landscaping would be considered to be of acceptable size and suitably positioned within the application site.

The proposal, as amended, is considered to preserve the historic interest of the Grade II Listed Building in accordance with development plan policies and is therefore recommended for approval.

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 drawings to a scale not smaller than 1:5 fully describing roof details, including sections through flat roof perimeters, 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.

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 new clay roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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/26/0480

(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
Floor plan	Existing and Proposed	3.08	18.03.2026
Design & Access Statement	Heritage	NONE	18.03.2026
Location & Block plan	Existing	3.01	18.03.2026
Location & Block plan	Proposed	3.01.2	18.03.2026
Site plan	Existing	3.02	18.03.2026
Floor plan	Existing Ground	3.03	18.03.2026
Elevation plan	Existing	3.04	18.03.2026
Site plan	Proposed	3.05 REV A	15.04.2026
Floor plan	Proposed Ground	3.06	18.03.2026
Elevation plan	Proposed	3.07 REV A	15.04.2026

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 07.09.2026