



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0312

Brook House, Wimland Road, Faygate, West Sussex, RH12 4SS

### **DESCRIPTION:**

Installation of an electric vehicle (EV) charging point on boundary wall (Listed Building Consent).

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                     |                       |
|------------|-----------------------------------------------------------------------------------------------------|-----------------------|
| DC/26/0311 | Installation of an electric vehicle (EV) charging point on boundary wall (Householder Application). | Pending Consideration |
|------------|-----------------------------------------------------------------------------------------------------|-----------------------|

### **RELEVANT PLANNING POLICIES**

#### **The National Planning Policy Framework (NPPF):**

#### **Horsham District Planning Framework (2015):**

Policy 34- Cultural and Heritage Assets

**Colgate Parish** has not been designated as a Neighbourhood Plan area.

#### **Parish Design Statement:**

None

### **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](http://www.horsham.gov.uk)

#### **Consultations:**

**Conservation Officer:** *No objection.*

#### **Parish Comments:**

**Colgate Parish Council:** *Colgate Parish Council would refer this application to the Conservation Officer to ensure care is taken during installation to protect the heritage asset of the grade 2 building.*

#### **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 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 make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

The main dwelling, Brook House, is a grade II listed building and the listing details are as follows:

*'The main range comprises 2 bays of medieval open hall with additions of the C16 and circa 1900 behind. Two storeys. Two windows. Ground floor red brick, above tile-hung. Horsham slab roof. Casement windows. C19 wing with tiled roof added to north. Gable end to each wing. Crown post roof and smoke blackened rafters. Remains of sooted wattle and daub partitions. Stone chimney stack of C16 or early C17 backs on to the Hall.'*

The proposal would involve the installation of an electric vehicle (EV) charging point on boundary wall.

It is noted that the proposed charging point would be located on a modern boundary wall adjoining the off-road parking area. The charging point will be understood as a modern intervention, but due to the modern form of the wall, and vehicles being parked in the area, would not result in appreciable harm to the setting of the listed building. Furthermore, the associated cabling and box into the main house would require a drilled hole through the walling. However, in this instance the limited works required to the structure of the listed building are not considered to be so harmful as to affect the building special historic and architectural interest.

It is considered that the proposal 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.

## **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.

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**Plans list for: DC/26/0312**Schedule of plans/documents **approved:**

| Plan Type                 | Description                         | Drawing Number | Received Date |
|---------------------------|-------------------------------------|----------------|---------------|
| Design & Access Statement |                                     | NONE           | 20.02.2026    |
| Supporting Statement      | HERITAGE STATEMENT                  | NONE           | 20.02.2026    |
| Location plan             |                                     | NONE           | 08.05.2026    |
| Photos                    | IMAGE OF TRENCH PATH                | NONE           | 20.02.2026    |
| Photos                    | IMAGE OF TRENCH PATH 2              | NONE           | 20.02.2026    |
| Photos                    | IMAGE OF TRUNKING LOCATION BATHROOM | NONE           | 20.02.2026    |
| Photos                    | IMAGE OF WISKA BOX LOCATION         | NONE           | 20.02.2026    |
| Block plan                |                                     | NONE           | 08.05.2026    |
| Elevation plan            | EXISTING                            | NONE           | 12.03.2026    |
| Elevation plan            | EXISTING                            | NONE           | 12.03.2026    |
| Elevation plan            | PROPOSED                            | NONE           | 12.03.2026    |
| Elevation plan            | PROPOSED                            | NONE           | 12.03.2026    |

**DELEGATED**Case Officer sign/initial Halima Chowdhury Date: 08.05.2026Authorising Officer sign/initial RHERMITAGE Date: 15.05.2026