DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0886
Fossbrooks, 5 Parbrook, Billingshurst, West Sussex, RH14 9ET

DESCRIPTION:
Part retrospective application for the replacement of 13 windows and 3 doors, replacement of existing fireplaces, removal of bathroom at first floor level with modern partitioning and reinstate bedroom 4, relocate bathroom door along corridor to other side of window. (Listed Building Consent).

RELEVANT PLANNING HISTORY:
None

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

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

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

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: No Objection, condition recommended

Historic England: No Objection

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.

PLANNING ASSESSMENT

Fossbrooks is a semi-detached Grade II* listed dwelling which is believed to date from the early 16th Century. The listed building is located on the western side of Parbrook within the built-up area of Billingshurst.

This application seeks listed building consent for a series or works to the building, including: -

- Replacement of thirteen windows and three doors in the Victorian rear extension, utility outbuilding, link lobby and WC.
- Removal of the existing modern fireplaces in the sitting room and first floor bedroom and replace with fireplaces which are more in keeping.
- Removal of modern bathroom at first floor level with modern partitioning and reinstate bedroom (retrospective)
- Relocation of the bathroom door along corridor to other side of window EWF4

Policy 34 of the HDPF recognises the importance of heritage assets as irreplaceable resources and seeks to continue to preserve and improve the setting of heritage assets.

Paragraph 212 of the NPPF (2024) 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."

The replacement of the timber casements and sashes in the Victorian rear extension, utility building and link lobby is considered acceptable. These windows appear to be replacements in any case with perhaps only the sliding sashes being of any real age. In any case, they are not historically significant in this case and the removal and replacement is not contentious.

The removal of the twentieth century fireplaces is also acceptable. These are clearly later additions and do not reflect the age of the historic core of the house.

The removal of the modern bathroom and partition will re-establish the proportions of the rear first floor room and is acceptable, as is the repositioning of the bathroom door.

A condition is recommended to ensure the works to alter the fireplaces is managed and that a further site meeting takes place prior to any work commencing. It is considered that subject to this condition, the proposed works 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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 **Pre-Commencement Condition**: Before any work begins to alter the fireplaces and chimney breasts, 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).

Plans list for: DC/25/0886
(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
Location plan		Fossbrooks/25/01	28.05.2025
Supporting Statement	Photographs of First floor windows and Fireplaces to be replaced.	NONE	28.05.2025
Plans	Existing details of french window in kitchen	Fossbrooks/25/06	28.05.2025
Plans	Existing details of sash window in rear Bedrooms	Fossbrooks/25/07	28.05.2025
Supporting Statement	FOSSBROOKS WINDOW SCHEDULE	NONE	28.05.2025
Supporting Statement	Design, planning, access and Heritage statements	NONE	28.05.2025
Plans	Various Timber Joinery - Slim Glazing Ironmongery & Finish All TBC Plan , Section & Elevation	Q791	28.05.2025
Plans	Windows numbered	NONE	28.05.2025
Supporting Statement	Building surveyors report	NONE	28.05.2025
Plans	Existing Plans sections and elevations	Fossbrooks/25/02	28.05.2025
Plans	Proposed Plans sections and elevations	Fossbrooks/25/03	28.05.2025
Plans	Photographs of ground floor windows and doors to be replaced	Fossbrooks/25/04	28.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.07.2025

Authorising Officer sign/initial Guy Everest Date: 23.07.2025