



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0550

Bailing Hill Farmhouse , Broadbridge Heath Road, Warnham, West Sussex, RH12 3RS

DESCRIPTION:

Replacement of timber frame concrete infill panels. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/1744

Prior Notification for the erection of a new agricultural building.

Prior Approval Not Required on 24.11.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Warnham Neighbourhood Development Plan (2017-2031).

Parish Design Statement:

Warnham 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 Officer:

The comments note that Bailing Hill Farmhouse is a vernacular building of interest, demonstrating historic changes in materials and construction. Concerns were raised regarding the existing concrete infill panels, which are considered a modern and inappropriate addition that may harm the timber frame. Their replacement with traditional wattle and daub is supported in principle, subject to further details on materials and construction methods, including any proposed insulation, which could be secured by condition.

Further details were received via the agent and the officer confirmed they are satisfied that the details submitted would negate the need for the condition proposed.

Parish Comments:

The Parish Council have no further comments or recommendations relating to this planning application and therefore recommend that HDC Planning make the final decision.

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 (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."

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The proposal relates to the replacement of modern concrete infill panels within the timber frame of a Grade II listed building with traditional wattle and daub panels. The works are considered to represent an enhancement to the historic fabric of Bailing Hill Farmhouse.

Following consultation with the Council's Conservation Officer, the existing concrete panels are considered to be a modern and inappropriate addition which detract from the building's special interest. Their impermeable nature has also raised concerns regarding the condition of the timber frame. Their removal and replacement with traditional materials, including riven chestnut lathes and lime plaster finishes, would reinstate a historically accurate form of construction more in keeping with the building's significance.

Therefore, it is considered that the proposal would enhance the character and significance of the listed building. The development would preserve and better reveal the special interest of the 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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the details of materials received on 22.05.2026.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/26/0550

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	COVER LETTER	NONE	30.03.2026
Elevation plan	WEST	NONE	30.03.2026
Elevation plan	SOUTH	NONE	30.03.2026
Elevation plan	NORTH	NONE	30.03.2026
Location plan		NONE	30.03.2026
Supporting Statement	STATEMENT OF HERITAGE SIGNIFICANCE	NONE	30.03.2026
Block plan		NONE	10.04.2026
Supporting Statement	Details of materials	NONE	22.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 26/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 05/06/2026