Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0404
Hurston Place, Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:
Alteration to part of ground floor flooring (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0261	Construction of an open-air pool and related pool house (Listed Building Consent).	Pending Consideration
DC/24/0260	Construction of an open-air pool and related pool house (Householder Application).	Pending Consideration
DC/23/1729	Minor alterations to some recent partition works, refurbishment of bathrooms and kitchen, installation of canopy to rear entrance. (Listed Building Consent)	Application Permitted on 06.11.2023
DC/15/1657	New external windows and doors and minor internal alterations (Listed Building Consent)	Application Permitted on 12.11.2015
DC/15/1656	New external windows and doors and minor internal alterations (Householder application for Listed Building)	Invalid Application Withdrawn on 30.07.2015
DC/15/0407	Formation of new kitchen within existing living room (Listed Building Consent)	Withdrawn Application on 24.04.2015

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021 Revision):
Section 16 - Conserving and enhancing the historic environment

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

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
Policy 14 – Design

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:

Horsham District Council Conservation Department:
Horsham District Council Conservation Department raised no objections. Their comments read:

“The proposed alterations to remove the brick floors and replace with stone flags will not result in harm to the special interest of the listed building. It is clear the brick floor has been altered in the past and no longer appears as a coherent historic feature. No detailed conditions are required in this case”

Parish Comments:
No objections

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

This application is for alteration to part of ground floor flooring at Hurston Place, Hurston Lane, Storrington. Hurston Place is a Grade II Listed Building, indexed in 1980. Hurston Place is a manor house that dates from the 17th century. The house is thought to be constructed in three phases, with the original 17th century house being L-shaped and expanded in the early 20th century.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Section 16, Paragraph 205 of the NPPF (2023) states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”. Paragraph 206 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Policy 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

Following consultation with Horsham District Council Conservation Department the proposed alterations and development would / not harm the historic integrity of the dwelling. The existing flooring, formed of brick, has become worn and is now in poor condition, comprised of irregular sets and a painted/varnished finish in an attempt to provide some for of damp proofing. The surface treatment to the bricks seems likely to have been an attempt to contain moisture as the brick is not laid on any proper substrate and there is no damp-proof membrane. It is also apparent that the effect of moisture saturation over a long period of time seems to have affected the original fired finish to the brick material in some places, causing extensive surface spalling. The proposed alterations to remove the brick floors

and replace with stone flags will not result in harm to the special interest of the listed building, but would rather seek to ensure its preservation, utilising more appropriate materials and mitigations to combat against moisture ingress.

The proposed would preserve the historic interest of Hurston Place, 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/24/0404
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.03.2024
Location plan		001 REV C	14.03.2024
Site plan	As existing	003 REV B	14.03.2024
Supporting Statement	Heritage and Design	NONE	14.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 07/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2024