Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0012
Chewton , The Street, Slinfold, West Sussex, RH13 0RR

DESCRIPTION:
Demolition of existing single storey rear extension and erection of a single and two storey rear extension with internal alterations (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/1413	Construction of new driveway and associated landscaping and alterations (Householder Application).	Application Refused on 06.10.2022
DC/22/1414	Construction of new driveway and associated landscaping and alterations (Listed Building Consent).	Application Refused on 07.10.2022
DC/22/1462	Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (Listed Building Consent).	Application Refused on 27.09.2022
DC/23/1697	Demolition of single storey rear extension and erection of a single and two storey rear extension (Householder)	Application Permitted on 07.11.2023
DC/23/1698	Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)	Application Permitted on 07.11.2023
DISC/24/0038	Application for Approval of Details Reserved by Condition 2 to approved application DC/23/1698 (Listed Building Consent)	Application Permitted on 10.05.2024
DISC/24/0039	Application for Approval of Details Reserved by Condition 2 to approved application DC/23/1697 (full application)	Pending Consideration
DISC/24/0042	Application for Approval of Details Reserved by Condition 3 on previously approved application DC/23/1697 (Householder)	Application Permitted on 15.05.2024
DC/24/1977	Non Material Amendment to previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension) for internal alterations to approved layout and changes to windows.	Application Permitted on 28.01.2025

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

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

Slinfold Neighbourhood Planning 2014 – 2031
Policy 1 – Conservation area

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: No objection

Parish Comments:
Slinfold Parish Council raised 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

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 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.

This application is a resubmission of recently approved listed building consent reference DC/23/1698 for similar proposal involving the demolition of single storey rear extension and erection of a single and two storey rear extension.

This application seeks to make numerous amendments to the approved scheme (DC/23/1968) mainly internal alterations to the approved layout with a few external alternations to the windows and door openings. Following consultation with the Council’s Conservation Officer, it is considered that the proposed amendments are satisfactory changes to the previously consented scheme which would not harm the special interest of the listed building and therefore are acceptable.

Overall, it is considered that the proposed amendments would have no adverse effects on the historic interest or significance of the Listed Building, which would be preserved in accordance with the 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 application form and approved plans.

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).

3 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

4 **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).

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/25/0012

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	4 DE 1045 / H / 05 REV P3	06.02.2025
Floor plan	Existing ground	24 DE 1045 / H / 02 REV P3	06.02.2025
Floor plan	Existing first	4 DE 1045 / H / 03 REV P3	06.02.2025

Elevation plan	Proposed	DE 1045 / H / 09 REV P3	07.01.2025
Floor plan	Proposed first	DE 1045 / H / 07 REV P4	07.01.2025
Floor plan	Proposed ground	DE 1045 / H / 06 REV P3	07.01.2025
Location & Block plan		DE 1045 / H / 01 REV P3	07.01.2025
Supporting Statement	Heritage	NONE	07.01.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 16.05.2025