Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2163
Hope House, The Haven, Billingshurst, West Sussex, RH14 9BN

DESCRIPTION:
Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/23/2162	Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters (Full Application)	Under Consideration

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

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

Rudgwick Neighbourhood Plan:
RNP1 – Spatial Strategy
RNP6 – Materials
RNP7 – Architectural Style
RNP9 – Street Scene
RNP17 – Green Infrastructure & Trees

Rudgwick Parish Design Statement (2009)

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: -

Home Farm is situated in a rural location and retains the character of a historic farmstead with the farmhouse to the north and the remaining farm buildings to the south.

The barns were converted to residential use in 2008, and as part of the conversion some new additions to enable the buildings to function as a dwelling were agreed.

The application seeks to remove the existing porch to the northern elevation and then extend the building whilst providing a new entrance within the west glazed link. Other alterations relate to the replacement of windows and doors, including the provision of new and larger windows, and rooflights, and internal alterations, including insulating the granary.

I am satisfied that the proposed works would not result in harm to the historic and architectural character of the listed buildings subject to conditions. The barns would still be appreciated as a historic farmstead, albeit one that has been altered through its earlier conversion and extension to enable residential use. It would be suggested that the following conditions be applied to any approval to ensure that the significance of the listed buildings are retained.

Parish Comments:
No Objection (provided the HDC Conservation Officer is satisfied).

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 205 of the NPPF (2018) 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 206 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 states that work to Listed Buildings should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

It is considered that the proposal would allow a continued appreciation of the barns as a historic farmstead, albeit one that has been diluted by the earlier conversion and extensions. It is considered that the proposal would have no adverse impact on the significance of the listed building and there would be no wider adverse visual impact. As part of the application process additional details have been provided in respect of windows, doors and rooflights, roof details and materials. These details are acceptable and would ensure a successful build. It is therefore considered that the 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 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 **Pre-Commencement Condition**: No works at first floor level shall take place until a specification, including location drawings and sketches where appropriate, of works to the timber frame to form the first floor bedroom and ensuite has been submitted to and approved in writing by the Local Planning Authority. The specification shall include details relating to the extent of the works, the methods to be used, and the panels to protect the existing timbers. The works shall thereafter the carried out in strict accordance with the agreed details.

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).

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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Plans list for: DC/23/2163
(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
Supporting Statement	Nocturnal Bat Survey Report by Collington Winter Environmental dated July 2023	CW20-516 RPT 002.3	28.11.2023
Supporting Statement	Arboricultural Method Statement by Bernie Haverson Arboriculture Consultant	1262.bjh.Sept23	28.11.2023
Tree plan	Tree Constraints Plan	BJH 01/02	28.11.2023
Tree plan	Protection	BJH 03/04	28.11.2023
Location plan	Barn House Site Location Plan	2201-DR-BH-00-000	28.11.2023
Site plan	Barn House and Granary - Existing Site Plan	2201-DR-BH01-205	11.12.2023

Floor plan	Barn House and Granary: Existing Ground Floor Plan	2201-DR-BH-01-210	28.11.2023
Floor plan	Barn House and Granary: Existing First Floor Plan	2201-DR-BH-01-211	28.11.2023
Roof plan	Barn House and Granary: Existing Roof Plan	2201-DR-BH-01-212	28.11.2023
Elevation plan	Barn House: Existing Elevations 1	2201-DR-BH-01-215	28.11.2023
Elevation plan	Barn House: Existing Elevations 2	2201-DR-BH-01-216	28.11.2023
Elevation plan	Barn House: Existing Elevations 3	2201-DR-BH-01-217	28.11.2023
Section plan	Barn House: Existing Sections	2201-DR-BH-01-220	28.11.2023
Elevation plan	Granary: Existing Elevations and Sections	2201-DR-BH-01-225	28.11.2023
Floor plan	Barn House and Granary: Demolition Ground Floor Plan	2201-DR-BH-01-230	28.11.2023
Floor plan	Barn House and Granary: Demolition First Floor Plan	201-DR-BH-01-231	28.11.2023
Site plan	As proposed	2201-DR-BH-01-235 REV P1	11.12.2023
Floor plan	Barn House and Granary: Proposed Ground Floor Plan	2201-DR-BH-01-240	28.11.2023
Floor plan	Barn House and Granary: Proposed First Floor Plan	2201.DR-BH-01-241	28.11.2023
Roof plan	Barn House and Granary: Proposed Roof Plan	2201-DR-BH-01-242	28.11.2023
Elevation plan	Barn House: Proposed Elevations 1	2201-DR-BH-01-245	28.11.2023
Elevation plan	Barn House: Proposed Elevations 2	2201-DR-BH-01-246	28.11.2023
Elevation plan	Barn House: Proposed Elevations 3	2201-DR-BH-01-247	28.11.2023
Section plan	Barn House: Proposed Sections	2201-DR-BH-01-250	28.11.2023
Elevation plan	Granary: Proposed Elevations and Sections	2201-DR-BH-01-255	28.11.2023
Elevation plan	Barn House: Proposed Detail Elevations	2201-DR-BH-01-260	28.11.2023
Block plan	Block Plan	22130-052	28.11.2023
Tree plan	Treeworks Plan	22130-053 Rev A	28.11.2023
Plans	Landscape Demolitions Plan	22130-055	28.11.2023
Layout plan	Site Layout Plan	22130-060	28.11.2023
Plans	Hardworks Plan	22130-110 Rev A	28.11.2023
Section plan	Site, as proposed	22130-200	28.11.2023
Plans	Softworks Plan	22130-300	28.11.2023

Supporting Statement	NatureSpace Great Crested Newt District Licensing Scheme Certificate	NONE	28.11.2023
Supporting Statement	Preliminary Ecological Appraisal Cover Note for Planning Application 3: The Barn House by Urban Edge Environmental Consulting dated October 2023	UE0537 Revision 1	28.11.2023
Plans	2201-DR-BH-21-601	2201-DR-BH-21-601	28.03.2024
Plans	Entrance Roof Details	2201-DR-BH-27-601	28.03.2024
Plans	Typical Pitched Rooflight	2201-DR-BH-27-611	28.03.2024
Plans	Typical Window	2201-DR-BH-31-601	28.03.2024
Plans	Typical Window with Shutter	2201-DR-BH-31-602	28.03.2024
Plans	Entrance Door Details	2201-DR-BH-31-610	28.03.2024
Plans	Entrance and East Link Glazing	2201-DR-BH-31-611	28.03.2024
Plans	Granary Insulation Works	2201-DR-BH-21-610	28.03.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 13.05.2024