DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1637
Horelands, West Chiltington Lane, Broadford Bridge, West Sussex, RH14 9EA

DESCRIPTION:

Replacement of flat roof dormer with smaller pitched roof dormer. Porch roof alteration and replacement of windows (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/19/1680	Installation of a wooden office to the rear of existing garden garage	Application Permitted on 12.12.2019
DC/24/1636	Replacement of flat roof dormer with smaller pitched roof dormer. Porch roof alteration and replacement of windows (Householder Application).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common 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, conditions recommended

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

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."

Horelands is a detached two storey dwelling and is a Grade II listed building. The listing of the property describes: ‘C17 or earlier timber-framed building with the timbering exposed, with painted brick infilling in north wall but refaced with brick, not painted, on ground floor and tile-hung above. Hipped tiled roof. Casement windows. Two storeys. Three windows.’

The proposed works consist of:

- Remove the existing 1960 box dormer and replace with a new smaller gable ended pitched dormer

- An existing 1960s constructed porch has a lightweight profiled asbestos roof tile. This is to be removed and disposed by licensed contractor. Timber gallows brackets are then to provide a new roof overhang for porch entrance weather protection. A part hip roof has been designed to match the existing main roof. Cover the new porch roof with second hand plain clay tiles.

- Replace 14 windows as listed on plan with like for like timber and glazed units. 2 Metal crittal windows and 1st floor east timber window need redecorating only.

The following works are proposed and deemed to be repairs not requiring planning permission:

- Strip and salvage the main roof tiles. Remove battens and check on the existing roof structure. Repair any defective timbers once exposed. Leave all timbers where practical in place.

- Both existing lead valleys are perished and leaking. These are proposed to be replaced with clay valley tiles. The lead valleys were added when the 20th century extension was constructed

and not an original period feature. Fix existing non spalled roof tiles and replace broken or spalled tiles with second hand clay tiles to match. Foil & felt insulation to be used over rafters. Insulation to be added where practical and ventilation is to be fully maintained.

- Strip and salvage vertical tile hanging on West and East Elevations. Re-fix on new battening with foil breather membrane.

- Remove & replace the plastic 1/2 round black plastic gutter and plastic downpipes with like for like materials. Rectify the ineffective down pipe on the south elevation

- Remove the Asbestos soil & vent pipe on the south elevation and replace with new cast iron effect svp in the same location.

- West elevation ground floor window has major cracked concrete lintel. Whilst works are being done to overhaul the west tile hanging this lintel only is to be replaced. Being a preformed concrete lintel it is not part of the original heritage asset. There is an internal timber support post which has been added at some point in time to support the floor beam which bears directly over the window. The replacement lintel is to help to provide additional support to this load.

The application has been consulted with the HDC Conservation team and it is considered that it is clear that the building has undergone alteration and extension in the mid-twentieth century. Some of these alterations are exacerbating the deterioration of the building and the proposal to undertake necessary repairs and alterations to make the roof more robust against increasing rainfall is fully supported. The proposed alterations will not harm the special interest of the listed building with conditions recommended as below.

The proposed would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

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**: Before any work begins on site, 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).

3 **Regulatory Condition**: The new dormer roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, valley tiles and hogs back or half round ridge tiles.

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**: The replacement windows hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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
The Applicant is advised that all new and replacement rainwater goods should be cast iron or cast aluminium.

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/24/1637
Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	21.10.2024
Location & Block plan		D 0924/715/01	21.10.2024
Floor plan	Existing Ground Floor	D 0924/715/02	21.10.2024
Floor plan	Existing First Floor	D 0924/715/03	21.10.2024
Floor plan	Proposed First Floor	D 0924/715/04	21.10.2024
Roof plan	Existing Roof	D 0924/715/05	21.10.2024
Roof plan	Proposed Roof	D 0924/715/06	21.10.2024
Elevation plan		D 0924/715/07	21.10.2024
Elevation plan		D 0924/715/08	21.10.2024
Elevation plan		D 0924/715/09	21.10.2024
Elevation plan	Existing Elevations	D 0924/715/10	21.10.2024
Elevation plan	Proposed Elevations	D 0924/715/11	21.10.2024
Elevation plan	Principle Elevation West	D 0924/715/12	21.10.2024
Elevation plan	South	D 0924/715/13	21.10.2024
Elevation plan	East	D 0924/715/14	21.10.2024
Elevation plan	North	D 0924/715/15	21.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.12.2024

Authorising Officer sign/initial Tamara Dale Date: 16.12.2024