



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/26/0255  
3 School Hill, Storrington, West Sussex, RH20 4NA

**DESCRIPTION:**

Replacement of 10no. windows with double glazed hardwood equivalents (Listed Building Consent).  
(Retrospective).

**RELEVANT PLANNING HISTORY:**

|            |                                                       |                       |
|------------|-------------------------------------------------------|-----------------------|
| DC/25/2164 | Installation of replacement windows. (Retrospective). | Pending Consideration |
|------------|-------------------------------------------------------|-----------------------|

**RELEVANT PLANNING POLICIES**

**The National Planning Policy Framework (NPPF):**

**Horsham District Planning Framework (2015):**

Policy 34- Cultural and Heritage Assets

**Neighbourhood Plan:**

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Policy 14

**Parish Design Statement:**

Storrington and Sullington 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](http://www.horsham.gov.uk)

**Consultations:**

**Conservation Officer:** Comment

Satisfied the replacement windows do not harm the special interest of the Listed Building

**Parish Comments:**

**Storrington and Sullington Parish Council:** Neutral

**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 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 make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposal seeks retrospective Listed Building Consent for the replacement of 10 no. windows with double glazed hardwood equivalents.

The submitted Heritage Statement explains that the replacement windows were necessary as some of the original windows were rotten or stuck in their frames. However, the original sash-boxes for the sash windows have been retained. Also, the replacement parts are an exact match to the originals in terms of materials, size, design and colour.

Following consultation with the Council's Conservation Officer, it is considered that the replacement windows are satisfactory and the windows do not harm the special interest of the listed building.

For these reasons, it is viewed that the proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

## **Recommendation: Application Permitted**

## **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/26/0255**

(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 |
|---------------|----------------------------------|----------------|---------------|
| Location plan |                                  | NONE           | 16.02.2026    |
| Photos        | NEW 2026 - SIDE ELEVATION PHOTO  | NONE           | 16.02.2026    |
| Photos        | NEW - 2026 REAR ELEVATION PHOTO  | NONE           | 16.02.2026    |
| Photos        | NEW 2026 - FRONT ELEVATION PHOTO | NONE           | 16.02.2026    |
| Photos        | OLD 2025 - SIDE ELEVATION PHOTO  | NONE           | 16.02.2026    |
| Photos        | OLD 2025 - REAR ELEVATION PHOTO  | NONE           | 16.02.2026    |
| Photos        | OLD 2025 - FRONT ELEVATION PHOTO | NONE           | 16.02.2026    |

**DELEGATED**

Case Officer sign/initial     Halima Chowdhury     Date: 08.04.2026

Authorising Officer sign/initial     Tamara Dale     Date: 13.04.2026