Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1938
Moustows Cottage , Henfield Common North, Henfield, West Sussex, BN5 9RL

DESCRIPTION:
Erection of a double storey rear extension and single storey sun room. Alterations to bathroom, living room floor, installation of additional rooflight. Construction of freestanding canopy and new entrance porch (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1937	Erection of a double storey rear extension and single storey sun room. Alterations to bathroom, living room floor, installation of additional rooflight. Construction of freestanding canopy and new entrance porch (Householder Application).	Under Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):
Section 16 - Conserving and enhancing the historic environment

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

Henfield Neighbourhood Plan (HNP) 2017 - 2031:
Policy 12 - Design Standards for New Development

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: The current proposal for a flat roofed single storey addition will dilute the special interest of the listed building. Any extension should reinforce a vernacular form rather than reflect classically inspired design and the design does not go far enough in mitigating the suburban form of the single storey extension. The special interest of the cottage lies in its modest proportions and vernacular form. The proposed extension will dilute this special interest by introducing an architectural form that reflects cultural influences from southern Europe and in this case will be an incongruous addition.

The two-storey extension proposed for the north elevation and infilling of the modern porch are acceptable as are the internal alterations to the shower room, and conditions would be recommended in relation to this part of the scheme.

N.B Amended plans were received in response to the above comments, incorporating a pitched roof to the single-storey extension. This revised form was re-consulted upon, with HDC – Conservation raising no objection.

Parish Comments:
No Objection - All Agreed. Subject to any comments from the Conservation Officer (17/01/2025; 21/03/2025).

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
Moustows Cottage is a Grade II Listed Building described by Historic England as “Cl7 or earlier timber-framed with plaster infilling, sides refaced in red brick and tile-hanging. Tiled roof. Casement windows. One storey and attic. Two windows. Two gabled dormers”. The application site also sits within the Henfield Conservation Area.

Paragraph 205 of the NPPF 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, sustain and protect the cultural and 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. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

The application sees the property extended at ground and first floor to the north and to the ground floor to the east. The northern two-storey extension is considered to integrate with the existing dwelling and would reflect cues found on the Listed Building to create a cohesive extension to the building.

The single-storey extension has been amended as part of the application process to create a roof form and elevational design which is more reflective of the existing listed building. It is considered that following this amendment the extension would sufficiently reinforce a vernacular form, such that the extension will not dilute or otherwise harm the special interest of the building.

Overall, it is considered that the proposed would not result in any adverse impacts to the significance or historic interest of Moustows Cottage, 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:** 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 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details, including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters including junction with hip
- dormer

b) Samples or specifications of external materials and surface finishes.

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).

4 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles. The dormer roof should be of the same pitch as the principal roof slope in which it sits.

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).

5 **Regulatory Condition:** The new windows fitted in the extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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).

6 **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).

7 **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).

Plans list for: DC/24/1938
(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
Floor plan	Proposed	100 B	28.02.2025
Roof plan	Proposed	101 B	28.02.2025
Elevation plan	Proposed sections	102 B	28.02.2025
Location & Block plan		101	13.12.2024
Design & Access Statement	Heritage	NONE	13.12.2024
Photos		NONE	13.12.2024
Floor plan	Existing	001	13.12.2024
Roof plan	Proposed	002	13.12.2024
Elevation plan	Existing	003	13.12.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 31/03/2025

Authorising Officer sign/initial Guy Everest Date: 03.04.2025