DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1626
Roffey Park, The Ballroom , Forest Road, Colgate, West Sussex, RH12 4TD

DESCRIPTION:
Replacement of existing lead light windows. (Listed Building Consent).

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

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

Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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 Design and Conservation: No objection subject to conditions

Parish Comments:
Colgate Parish Council will be guided by the Conservation Officer regarding this application.

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 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 Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Tudor Cottage is a Grade II Listed Building listed on the 28.11.1980, describe as:

COUNTRY HOUSE. C1870. HORSHAM STONE COURSED RUBBLE WITH ASHLAR DETAILS AND TIMBER FRAME WITH IN FILL PANELS PAINTED WHITE. STONE TILE AND PLAIN TILE ROOF WITH DECORATIVE RIDGE TILES, SOME TILE HUNG WALLS AND GFABLES. TALL BRICK STACKS WITH MOULDED SHAFTS AND CORNICES. DECORATIVE TIMBER BARGEBOARDS TO GABLES AND DORMERS. TWO STOREYS AND ATTIC WITH SINGLE STOREY WING TO NORTH WEST LINKED TO SINGLE STOREY ENTRANCE CORRIDOR ON THE MAIN (NORTH) FRONT. A LARGE, IMPOSING HOUSE; STONE ON THE GROUND FLOOR, TIMBER FRAME TO FIRST FLOOR AND ATTIC OF THE MAIN BLOCK. GABLES AND DORMERS TO ALL SIDES, DECORATIVE BRACES IN MANY OF THE TIMBER FRAME PANELS, THE LARGER GABLES ARE JETTIED ON BRACKETS. BAY WINDOWS ON THE GARDEN AND WEST FRONT. STONE FRAMED GROUND FLOOR WINDOWS, 3,4 OR 5 LIGHTS WITH MULLIONS AND UPPER TRANSOM. SIMILAR PATTERN OF WINDOWS ON FIRST FLOOR TIMBER FRAMED WITH CASEMENTS. CENTRAL ENTRANCE DOORWAY IN MOULDED STONE ARCH UNDER GABLE HEADS TO LATERAL GROUND FLOOR ACCESS CORRIDOR WITH STONE MULLIONED WINDOWS TO EITHER SIDE. PANELLED DOUBLE DOORS WITH GLAZED FANLIGHT OF SQUARE PANES ABOVE SLIGHTLY ARCHED TRANSOM. GABLED SERVICE WING WITH TILE HUNG FIRST FLOOR TO LEFT OF THE MAIN BLOCK. ON THE RIGHT ACCESS, THE FRONT CORRIDOR LEADS TO A SINGLE STOREY STONE BLOCK WITH HIPPED ROOF AND A LARGE MULLIONED AND TRANSOMED 5-LIGHT BAY WINDOW ON THE SOUTH SIDE. INTERNALLY LINENFOLD PANELLING AND ORNATE PLASTER AND WOOD CEILINGS TO THE PRINCIPAL ROOMS.

The proposal will impact the special interest of the listed building, with the replacement of the leaded lights with double glazed impacting the appearance of this part of the listed building through a visual alteration. However, it is appreciated that the current glazing arrangement is leading to deterioration of the fabric and decoration of the property through water ingress and condensation. It is also appreciated the impact this has on the thermal efficiency of the building and the impact to the occupants.

It is considered the proposal would result in less than substantial harm on the significance of the listed building. It is considered that this would be outweighed by the public benefit of securing the future sound upkeep of the listed building together with improvements to the thermal efficiency of the dwelling and the reduction in energy need. The proposed works are therefore considered acceptable, subject to conditions, and would accord with the above 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 undertaking 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**: Following removal of the existing windows, no work shall commence to repair or alter the stone work 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:

- Schedule and annotated plan showing the full extent of work to the existing stone window mullions, transoms and surrounds including repairs and any alterations.

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).

5 **Regulatory Condition**: The materials to be used in the works hereby permitted shall strictly accord with those indicated on the application form and documents.

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).

Plans list for: DC/24/1626
(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	17.10.2024
Block plan		NONE	17.10.2024
Elevation plan	Existing	03	17.10.2024
Elevation plan	Proposed	04	17.10.2024
Details plan	Typical Window	05	17.10.2024
Supporting Docs	Heritage Impact Assessment	NONE	17.10.2024
Supporting Docs	Supplementary Heritage Impact Assessment	NONE	11.11.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.12.2024

Authorising Officer sign/initial Guy Everst Date: 12.12.2024