DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0603
11 Warnham Court, Warnham, West Sussex, RH12 3QF

DESCRIPTION:
Installation of new cavity trays above windows to west elevation and new lead flashing to stone string (Listed Building Consent)

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

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

Warnham Neighbourhood Development Plan 2017-2031
Policy 5: Design of residential development

Warnham 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 Design and Conservation: No objection.

The Gardens Trust: Made comments neither objecting to nor supporting the Planning Application.

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

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.

11 Warnham Court is a residential apartment in the Grade II Listed Building of Warnham Court, the list description of which states: -

"Tudor Gothic house built by Henry Tredcroft in 1828. Architect possibly P.F. Robinson. Additions by Sir Arthur Blomfield in 1866. Two storeys. Ashlar. Horsham slab roof. South front has 5 windows. Two shaped gables with finials. Below them 2-storeyed projecting bays with elaborate pierced parapets. East front is in 2 sections. South section has 3 windows and 2 ground floor bays of 7-lights with porch between. Two shaped gables. North section has a higher elevation of 3 storeys and modern attic storey above. Tower with 4 shaped gables set back in the centre."

The application seeks listed building consent for the installation of new cavity trays above windows to west elevation and new lead flashing to stone string. The proposal is to remove all the cementitious render from the face of the panels which would reveal the core of the panels and to remove a margin of cementitious mortar around each panel that would be replaced with a non-hydraulic lime mortar. The cavity trays and lead flashing to stone string is clearly in need of repair and the level of detail submitted within the Design and Access sufficiently details the extent of repair necessary and the methods to be used to carry out the repair. This is considered to be an acceptable approach and will ensure the building maintains its structural integrity and its special interest.

The proposed works would therefore have no adverse impact, instead preserving the historic interest of the Grade II Listed Building, in accordance with development plan policies and guidance within the NPPF.

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 **Regulatory Condition**: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new

materials are to be used externally, the colour match shall make allowance for future weathering.

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/24/0603
(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 Docs	Section to string course	1701.23.30 REV A	18.04.2024
Design & Access Statement	Heritage	NONE	18.04.2024
Block plan		1701.23.01	19.04.2024
Location plan		NONE	24.04.2024
Elevation plan	West, as existing and proposed	1701.23.40	18.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 10.06.2024

Authorising Officer sign/initial Guy Everest Date: 18.06.2024