



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2150

Jarvis, Jarvis Lane, Steyning, West Sussex, BN44 3GL

DESCRIPTION:

Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/2149	Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Householder)	Pending Decision
DC/21/1404	Surgery to 1 x Sycamore (Works to Trees in a Conservation Area)	Application Permitted on 02.07.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Steyning Neighbourhood Development Plan 2019 – 2031

Parish Design Statement:

None

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:

Conservation Officer: No objection.

Parish Comments:

Steyning Parish Council raised 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 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

The main dwelling, Jarvis, is a Grade II Listed Building and the listing detail is as follows:

'T-shaped early C16 timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Tiled roof in front, Horsham slabs at back. Casement windows with diamond-shaped panes. Two original windows in south wall and three in east wall. Queen-post roof inside.'

The accompanying heritage statement provides a comprehensive explanation that Jarvis has a rich history and this is illustrated in the surviving fabric. However, this also includes spurious restoration and alteration carried out in the twentieth century which has diluted and confused an understanding and appreciation of the special interest of the listed building. It is considered that the proposals will better reveal the historic significance of the dwelling. It will be necessary to take additional care where the proposed extension is to join the north elevation of the historic core. Following consultation with the Council's Conservation Officer detailed conditions have been suggested to ensure a comprehensive understanding of how this join will be completed without harm to historic fabric.

The proposed works in the garden to create a drive and parking area with associated level changes and other landscape alteration will not harm the setting of the listed building.

The Council's Conservation Officer only regrets the removal of the chimney serving the single storey extension. This chimney is pretentious and extravagant but has a quality greater than the metal flue that will replace it. However, it is not historically significant and does not reflect a chimney that might be expected in this location. Therefore, the Council's Conservation Officer has raised no objection to the proposals.

Overall, it is considered that the proposal would preserve the historic interest of the Grade II Listed Building, 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 main contractor 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:** Before timber cleaning work is undertaken on site, the person(s) responsible for supervising the timber cleaning works must meet the conservation officer of the Local Planning Authority, to undertake a trial patch of timber cleaning and confirm the timber cleaning can progress without harm to the special interest of the listed building.

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 **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:

Flat roof extensions and porch, including sections through:

- roof perimeters and eaves
- junction with timber framed north gable

b) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features. This is particularly relevant to any insulation laid above rafters and between external walls beneath tile hanging.

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:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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:** No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

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/25/2150

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Front and Rear	25050-08	06.01.2026
Section plan	South Elevation	25050-09	23.12.2025
Section plan	Through Living Room/Bed 1	25050-10	23.12.2025
Block plan		25050-11	23.12.2025
Supporting Statement	Arboricultural Impact Assessment & Method Statement	LLD3620-ARB-REP-001	06.01.2026
Supporting Statement	Existing Tree Schedule	LLD3620-ARB-SCH-001	06.01.2026
Supporting Statement	Preliminary Ecological Appraisal	LLD3620-ECO-REP-001-00-PEA	23.12.2025
Design & Access Statement	Inc Heritage	NONE REV 3	23.12.2026
Plans	Topographical Survey	001-003	20.01.2026
Plans	Existing site	25050-12	20.01.2026
Plans	Proposed Landscape Masterplan	LLD3620-LAN-DWG-010 REV 1	15.01.2026
Location & Site plan		25050-01	23.12.2025
Floor plan	Existing	25050-02	23.12.2025
Floor plan	Existing Second and Roof	25050-03	23.12.2025
Elevation plan	Existing and Sections	25050-04	23.12.2025
Floor plan	Proposed Ground	25050-06	23.12.2025
Floor plan	Proposed First	25050-07	23.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 24.04.2026