Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0901
20 Moorhead Cottages , Crawley Road, Horsham, West Sussex, RH12 4RY

SITE LOCATION & DESCRIPTION:

No. 20 Moorhead Cottages is a two storey end of terrace dwelling. It is set over two storeys and along with both neighbouring dwellings is Grade II listed.

Listed Building Consent is sought for the erection of a single storey rear extension.

Amendments have been made to the original proposal. This raised the height of the extension, therefore the neighbours have been re-consulted.

RELEVANT PLANNING HISTORY:

DC/24/0900	Erection of single storey rear extension (Householder Planning)	Concurrent application under consideration.
DC/18/2254	Installation of a log burner and flue to dining room (Full Planning)	Application Permitted on 20.12.2018
DC/18/2255	Installation of a log burner and flue to dining room (Listed Building Consent)	Application Permitted on 20.12.2018

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

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

The Horsham District Local Plan 2023-2040

The Horsham District Local Plan 2023-2040 was submitted for examination on the 26th of July 2024. Paragraph 48 of the NPPF states that *"local planning authorities may give weight to relevant policies in emerging plans according to:*

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"

Policies in this Plan do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since the 26th of July 2024, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications.

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: 14/08/2024

Following the submission of a revised design, I am now content the extension will be an acceptable addition and will not harm the special interest of the listed building. The roof design will more clearly reinforce the vernacular form of the historic building. I have suggested conditions below.

HDC Conservation: 26/06/2024

Moorhead Cottages has a late medieval open hall house at its core and a series of eighteenth, nineteenth and twentieth century extensions that have concealed the earliest part of the building from the outside. No. 19 has a flat roof extension that has diluted the special interest of the listed building to some degree. Although much of the rear of the row is nineteenth century construction, the utilitarian character of the most recent addition does not reinforce or respect the historic quality of the listed building.

The proposal for a flat roof extension to no. 20 will exacerbate this harm despite the attempt at softening the appearance with a crown flat roof. These are not architecturally convincing. Although the principal of extension in this location is acceptable I cannot support the current proposal. I am happy to speak with the applicant and their designer to find a solution.

Parish Comments:

Objection, until the issue raised by HDC Conservation is resolved.

10/09/2024 Further to your emails of the 28th August, I can confirm that having noted the updated comments of the Conservation Officer, North Horsham Parish Council wishes to withdraw it's previous objection and now offers **NO OBJECTION** to both these applications.

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.

Character and Appearance

Policy 34 of the HDPF states that the Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Policy 21: Heritage Assets and Managing Change within the Historic Environment from the emerging local plan holds limited weight. The policy states that "The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings".

The proposed extension would be 3.7m in depth, with a pitched roof resulting in a maximum height of 3.995m. Rooflights are proposed on the west and south elevations. The roof materials are to be clay tiles, the windows are to be timber and the external walls are to be Horsham stone.

The proposed extension would be suitably subordinate to the existing property. The pitched roof would clearly reinforce the vernacular form of the historic building. The proposed materials would compliment the existing building. Following amendments to the proposal and consultation with the Design and Conservation Officer, the proposed extension is not considered to harm the special interests of the historic building or the setting of the nearby listed buildings.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the setting of the listed buildings and which would not harm the special character and interest of the designated heritage asset.

Conclusion

The proposed rear extension 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 **Regulatory Condition:** The new roof junctions at hips, eaves and verges shall be built to reflect traditional detailing as found on the principal roof.

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).

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

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).

4 **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).

5 **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).

6 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/24/0900
(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 & Site plan	Existing Floor Plans & Elevations Site & Location Plan	1175-10	13.06.2024
Location & Site plan	Proposed Floor Plans & Elevations Site & Location Plan	1175-20 REVISION C	30.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 11/09/2024

Authorising Officer sign/initial Tamara Dale Date: 13/09/2024