DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1014
Gatewick House, Church Lane, Steyning, West Sussex, BN44 3RS

DESCRIPTION:
Refurbishment and reconfiguration of the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/1591	Replacement and restoration of the access points and gates to Gatewick House. (Householder Application).	Application Permitted on 09.12.2024
DC/24/1592	Replacement and restoration of the access points and gates to Gatewick House. (Listed Building Consent).	Application Permitted on 09.12.2024
DC/25/1012	Refurbishment and reconfiguration of the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features. (Listed Building Consent).	Application Permitted on 13.08.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

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: No Objection, conditions recommended

HDC Landscape Architect: No Objection

HDC Arboriculture: No Objection, condition recommended

Ecology: No Objection, conditions recommended

NatureSpace (Great Crested Newts): No Objection

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
Steyning Parish Council: 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:

Character, Appearance and Heritage

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the Horsham District Planning Framework (HDPF) (2015) seeks to sustain and enhance the historic environment through the positive management of development affecting heritage assets.

Gatewick House is a Grade II listed building, where an outbuilding adjacent to the east and former gate structure south of the dwelling are also Grade II listed. The overall site covers approx. 6.5 acres of private grounds and the site lies immediately north of St Andrews Church (Grade I listed) and Old Priory (Grade II listed). The application site is to the east side of Church Lane within the Steyning Conservation area. The site also includes formal gardens behind a tall flint wall and two adjacent residential cottages (The Cottage & The Barn) of which The Cottage is adjoined to the Main House. There are several small outbuildings of various construction to the east of the main house including garaging, loggia, workshop and wood stores.

The house has clearly been altered over the years. Some of these alterations have added to the special interest of the listed building whilst some more recent works have had a detrimental impact. Overall, the current proposals are considered acceptable in terms of preserving the special interest of the listed building. The alterations to the principal elevation including the addition of three dormer windows will not prevent an understanding or appreciation of the building's special interest. The glass house will be a large addition but there is evidence of a structure on this side of the house and the proposed addition will not be disproportionate for a house of this scale. Internally the house has also undergone change over the centuries. The current proposals will better reveal aspects of the historic floor plan and how these spaces relate to each other; both now and in the past. Some of the smaller internal changes will impact historic fabric but on balance, these will not be so harmful that this will prevent future understanding or appreciation of the special interest.

The service and outbuildings are a collection of historic and more recent constructions. These have suffered from a lack of maintenance and utilitarian alterations that have diluted the historic character of the property as a whole. The proposals to remove flat roof extensions, place pitched roofs over others and remove modern garage doors and windows will improve the appearance of these service buildings and benefit the setting of the listed buildings. The proposed alterations to the tractor barn and orchard barn are acceptable. As is the demolition of the existing access bridge and its rebuilding to accommodate larger vehicles. The other proposals within the grounds are also agreeable and will have a positive impact in terms of the ongoing preservation of the property with recommended conditions below.

The proposals would be clearly sympathetic and subservient renovations and restoration and are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed primarily refurbishment and reconfiguration works to the main house and associated outbuildings, the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Ecology

The Protected Species Surveys Report (BAT Ecological, September 2024) undertook emergence surveys upon the buildings that will be impacted by the proposals. Brown Longeared Bat and Serotine were found to be roosting. Buildings B1 and B2 possessed Brown Long-eared maternity roosts and B5, a Brown Long-eared day roost. The document recommends that any works proposed to impact bats and or their roosts should be secured by a bat licence. A condition is recommended to secure a copy of the EPS mitigation licence or evidence of site registration if applicable by an individual registered to use a Bat Mitigation Class Licence.

Additionally, the Protected Species Surveys Report (BAT Ecological, September 2024) indicates that some of the work can be carried out without the need for a EPS Mitigation Licence, where bats and their roosts will not be directly impacted. In this regard the implementation of the Non-licensed

Precautionary Method Statement for bats where applicable is supported and would be secured through condition.

It is considered that subject to the recommended conditions there would be no adverse impacts on protected species and habitat.

Arboriculture and Landscape

An Arboricultural Method Statement has been submitted and the HDC Arboriculture team have been consulted, and it is considered the development proposals at the site will not impact any trees of high amenity or landscape merit and as such no Arboricultural concerns are raised, subject to Arboricultural Method Statement – implementation. The HDC Landscape Architect has also been consulted and no concerns are raised regarding the principle of the proposed development on landscape grounds.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Matters (Great Crested Newts)

The application site is located within a red impact risk area for Great Crested Newts however following consultation with the councils Newt advisors the proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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 dormer roof details including sections through:
   - roof ridge
   - eaves
   - verges
   - cheeks

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

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 development which will impact the breeding / resting place of bats shall commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity / development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

5 **Pre-Commencement Condition**: No development above ground floor slab level shall take place until a Precautionary Method Statement for mobile protected species has been submitted to and approved in writing by the Local Planning Authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species, bats, during the construction phase. The measures shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Protected Species Surveys Report (BAT Ecological, September 2024) relating, has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

7 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Protected Species Surveys Report (BAT Ecological, September 2024). This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction.

The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

8 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Received 18.06.2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 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/25/1014

(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
Design & Access Statement		NONE	18.06.2025
Supporting Statement	Heritage	NONE	18.06.2025
Supporting Statement	Arboricultural Method Statement	NONE	18.06.2025
Supporting Docs	Protected Species Surveys Report	NONE	18.06.2025
Supporting Docs	Energy Strategy	NONE	18.06.2025
Supporting Docs	Structural Engineer Strategy	NONE	18.06.2025
Supporting Docs	Schedule Of Works	NONE	18.06.2025
Floor plan	Proposed Outbuildings-Tractor & Orchard Barn Ground	6506-PL.42 REV 01	18.06.2025
Floor plan	Proposed Outbuildings-Tractor & Orchard Barn First	6506-PL.43 REV 01	18.06.2025
Roof plan	Proposed Outbuildings-Tractor & Orchard Barn	6506-PL.44 REV 01	18.06.2025
Elevation plan	Proposed Outbuildings -Tractor & Orchard Barn and Orchard Barn North and South	6506-PL.45 REV 01	18.06.2025
Elevation plan	Proposed Outbuildings-Tractor & Orchard Barn-East and West	6506-PL.46 REV 01	18.06.2025
Section plan	Proposed Outbuildings-Tractor & Orchard Barn	6506-PL.47 REV 01	18.06.2025
Floor plan	Existing Outbuildings -Tractor & Orchard Barn-Ground	6506-PL 37 REV 01	18.06.2025

Roof plan	Existing Outbuildings-Tractor & Orchard Barn	6506-PL 38 REV 01	18.06.2025
Elevation plan	Existing Outbuildings-Tractor Barn and Orchard Barn North and South	6506-PL 39 REV 01	18.06.2025
Elevation plan	Existing Outbuildings-Tractor & Orchard Barn-East and West	6506-PL 40 REV 01	18.06.2025
Section plan	Existing Outbuildings-Tractor & Orchard Barn	6506-PL 41 REV 01	18.06.2025
Plans	Existing Bridge	6506.PL.1	18.06.2025
Location plan		6506-PL.1 REV 01	18.06.2025
Block plan		6506-PL.2 REV 01	18.06.2025
Plans	Proposed Bridge	6506.PL.2	18.06.2025
Floor plan	Existing Basement and Ground	6506-PL.3 REV 01	18.06.2025
Elevation plan	Existing Bridge East & West	6506-PL.3	18.06.2025
Floor plan	Existing First	6506-PL.4 REV 01	18.06.2025
Elevation plan	Proposed Bridge East & West	6506-PL.4	18.06.2025
Floor plan	Existing Second	6506-PL.5 REV 01	18.06.2025
Roof plan	Existing	6506-PL.6 REV 01	18.06.2025
Elevation plan	Existing North	6506-PL.7 REV 01	18.06.2025
Elevation plan	Existing East	6506-PL.8 REV 01	18.06.2025
Elevation plan	Existing South	6506-PL.9 REV 01	18.06.2025
Elevation plan	Existing West	6506-PL.10 REV 01	18.06.2025
Section plan	Existing A and B	6506-PL.11 REV 01	18.06.2025
Section plan	Existing C and D	6506-PL.12 REV 01	18.06.2025
Site plan	Proposed Masterplan	6506-PL.13 REV 01	18.06.2025
Site plan	Existing Masterplan	6506-PL.14	18.06.2025
Floor plan	Proposed Ground	6506-PL.14 REV 02	18.06.2025
Floor plan	Proposed First	6506-PL.15 REV 02	18.06.2025
Floor plan	Proposed Second	6506-PL.16 REV 02	18.06.2025
Roof plan	Proposed	6506-PL.17 REV 02	18.06.2025

Elevation plan	Proposed North	6506-PL.18 REV 01	18.06.2025
Elevation plan	Proposed East	6506-PL.19 REV 02	18.06.2025
Elevation plan	Proposed South	6506-PL.20 REV 01	18.06.2025
Elevation plan	Proposed West	6506-PL.21 REV 01	18.06.2025
Section plan	Proposed A and B	6506-PL.22 REV 01	18.06.2025
Section plan	Proposed C and D	6506-PL.23 REV 02	18.06.2025
Floor plan	Existing Loggia Ground and Roof	6506-PL.24 REV 01	18.06.2025
Elevation plan	Existing Loggia North & South	6506-PL.25 REV 01	18.06.2025
Elevation plan	Existing Loggia East & West	6506-PL.26 REV 01	18.06.2025
Section plan	Existing Loggia A, B, C & D	6506-PL.27 REV 01	18.06.2025
Floor plan	Proposed Loggia Ground and Roof	6506-PL.28 REV 01	18.06.2025
Elevation plan	Proposed Loggia North & South	6506-PL.29 REV 01	18.06.2025
Elevation plan	Proposed Loggia East and West	6506-PL.30 REV 01	18.06.2025
Section plan	Proposed Loggia A, B, C & D	6506-PL.31 REV 01	18.06.2025
Elevation plan	Existing Potting Shed and Sections	6506-PL.32 REV 01	18.06.2025
Elevation plan	Proposed Potting Shed and Sections	6506-PL.33 REV 01	18.06.2025
Plans	Proposed Glasshouse Plans, Elevations & Sections	6506-PL.34 REV 01	18.06.2025
Elevation plan	Existing Storeroom	6506-PL.35 REV 01	18.06.2025
Elevation plan	Proposed Storeroom	6506-PL.36 REV 02	18.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.08.2025

Authorising Officer sign/initial Guy Everest Date: 14.08.2025