



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0752
Chapel Cottage, Nuthurst Street, Nuthurst, West Sussex, RH13 6RG

DESCRIPTION:

Installation of 8no. solar panels to the south facing tiled roof of the existing garage. (Listed Building Consent).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Nuthurst Parish Neighbourhood Plan 2015-2031:

Policy 10: Housing Design

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

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

Paragraph 208 of the NPPF states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”.

Paragraph 213 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Chapel Cottage is a Grade II Listed Building listed on the 28.11.1980, with the list description stating:-

Probably C17 cottage, refaced with stucco on ground floor and tile-hung above. Hipped tiled roof. Casement windows. Stone chimney breast on north wall. Two storeys. Two windows. Outline the significance of the Listed Building and explain the justification for the proposed alteration/destruction/development.

The solar panels would be well contained within the roof slope on the southern elevation and given their modest projection from the plane of the roof, would not appear intrusive or unduly dominant additions. The proposal is not therefore considered to result in harm to the visual amenities of the site and wider surrounds.

Following consultation with the Council's Design and Conservation Officer, it is recognised that there may be some oblique views of the panels, but these will not be at a close distance. There are clear public benefits in terms of reducing the reliance on fossil fuels, and in spite of the potential to become aware of the panels, it is not considered that this will result in harm to the special interest of the building.

On the balance of these considerations, the proposal would preserve the historic interest of the Grade II Listed Building and would accord with the above policies.

Recommendation: Application Permitted

Conditions:

- 2 **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.

- 3 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the details and specification contained within the Design and Access Statement received on 11.05.2026.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance 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/26/0752

(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
Roof plan	Existing Roof Plan	NONE	26.05.2026
Elevation plan	Existing South Elevation	NONE	26.05.2026
Elevation plan	Existing West Elevation	NONE	26.05.2026
Location plan	Location Plan	NONE	11.05.2026
Roof plan	Proposed Roof Plan	NONE	26.05.2026
Elevation plan	Proposed South Elevation	NONE	26.05.2026
Elevation plan	Proposed West Elevation	NONE	26.05.2026
Design & Access Statement	Design & Access Statement	NONE	11.05.2026
Site plan		NONE	26.05.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 07.08.2026

Authorising Officer sign/initial Tamara Dale Date: 07.08.2026