Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1229
4 Castle Rise, West Chiltington, West Sussex, RH20 2GT

DESCRIPTION:
Erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature. (Listed Building Consent Application)

RELEVANT PLANNING HISTORY:

DC/26/1228	Erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature. (Householder Application).	Pending consideration.

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

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

West Chiltington Submission Neighbourhood Plan 2023 to 2031
Policy H3 – Quality of Design

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:
West Chiltington Parish Council: No objection (following revisions)

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

Policy HE4 of the NPPF (2026) paragraph 1 states that “heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance”. Paragraph 2 continues to state that “any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter”.

Moreover, Policy 34 of the HDPF (2015) seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

The application site falls within the defined built-up area of West Chiltington and the site is situated in the West Chiltington Conservation Area. Furthermore, 4 Castle Rise is a Grade II Listed Building. The listed details are as follows:

‘*C18. Two storeys. Two windows. Stone rubble with red brick dressings & quoins. Tiled roof. Glazing bars intact. Modern additions to south*.’

The proposal seeks Listed Building Consent for erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1 no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature.

During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval. The Council’s Conservation Officer raised concerns that the initial proposed rear extension did not reflect the pre-application indicative design. The form and proportions of the initial design of the principal extension was not acceptable and would have led to a dilution of the special interest of the listed building. The increase in width of the principal portion and the resulting reduction in the roof pitch did not reflect the traditional form of the listed building. The increase in width whilst keeping the ridge at the same height would have resulted in a squat appearance.

The revised scheme has now reverted back to the pre-application indicative design by reducing the width of the principal extension. Also, keeping the flat roof low and below the eaves of the existing and proposed single storey elements.

The revised scheme is now considered acceptable by the Council’s Conservation Officer and is now viewed that the proposal would not harm the special interest of the listed building. Following consultation with the Council’s Conservation Officer, it is noted that the building has been extended in the past. The brick-built structure is a conspicuous addition but adds to the special interest of the listed building and suggests its former life as a public house. The proposed extension follows the architectural rhythm of the nineteenth century addition and adds a third gable facing the garden. The flat roof between the existing and proposed is required to adequately deal with the junction where a low single storey range meets the principal stone elevation. Furthermore, the internal alterations and fitment of metal framed roof lights are considered acceptable. Also, the proposed car barn extension and porch are viewed to be satisfactorily acceptable. A series of planning conditions have been recommended by the Council’s Conservation Officer to ensure the proposal is implemented in a manner that preserves the historic interest.

It is therefore 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**: 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:
i) new and replacement windows, external doors, rooflights.
These drawings must show:
- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters including detail with existing gable and principal extension.

b) Samples or specifications of external materials and surface finishes.

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 **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).

4 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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/26/1229
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed pergola, water feature and steps.	2.08	24.09.2026
Elevation plan	Existing North, West and East 2	1.07	31.07.2026
Location & Block plan	Existing	1.01	31.07.2026
Plans	Topographical Survey	1.02	31.07.2026
Floor plan	Existing Basement and Ground Floor	1.03	31.07.2026
Floor plan	Existing First and Second	1.04	31.07.2026
Roof plan	Existing	1.05	31.07.2026
Elevation plan	Existing South and East	1.06	31.07.2026
Location & Block plan	Proposed	2.01 REV A	16.10.2026
Site plan	Proposed Layout	2.02 REV B	16.10.2026
Floor plan	Proposed Basement and Ground	2.03 REV A	16.10.2026
Floor plan	Proposed First and Second	2.04	31.07.2026
Roof plan	Proposed	2.05 REV A	16.10.2026
Elevation plan	Proposed South, East and East 2	2.06 REV B	16.10.2026
Elevation plan	Proposed North and West, Proposed Greenhouse	2.07 REV B	16.10.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 10.11.2026