DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0760
Hammonds , East Street, Billingshurst, West Sussex, RH14 9DA

DESCRIPTION:
Erection of oak framed carport (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/19/0431	Replacement of existing garden shed and construction of greenhouse. Erection of boundary fence. (Householder Application)	Application Permitted on 07.05.2019
DC/19/1940	Retrospective planning application for erection of greenhouse and section of front fence. (Householder)	Application Permitted on 04.12.2019
DC/19/1941	Retrospective listed building consent for erection of greenhouse and section of front fence. (Listed Building Consent)	Application Permitted on 04.12.2019
DC/20/0066	Barn - installation of window to north elevation, replacement of window to store with access door in north elevation, and replacement of doors with double glazing to both northern and southern walls. Main farmhouse - replacement of first floor sash window (Householder Application)	Application Permitted on 09.03.2020
DC/20/0067	Barn - installation of mezzanine floors to east and west elevations with staircases for access. Installation of a small window to north elevation. Erection of internal wall to create kitchen and bathroom at east end. Replacement of window to store with access door in north elevation. Installation of insulation throughout and replacement of doors with double glazing to both northern and southern walls. Main farmhouse - replacement of first floor sash window (Listed Building)	Application Permitted on 09.03.2020

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

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

Billingshurst Neighbourhood Plan 2019-2031
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and 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 Design and Conservation: No objection, conditions recommended.

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 205 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 206 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 BILL2 of the NP states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

Hammonds is a Grade II Listed Building listed on the 22.09.1959, described as:

C18. Two storeys. Two windows. Painted brick. Modillion eaves cornice. Half-hipped roof of Horsham slabs. Glazing bars intact. Trellised wooden porch containing doorway with door of 6 fielded panels.

The carport would be sited alongside an existing loose complex of former farm buildings and the presence of a further building in this location would not be unexpected. As such while the car port would be visible from public vantage points the proposed siting would not be incongruous, with the structure primarily seen alongside and against the backdrop of existing development. The car port reflects a traditional design and form which is considered appropriate to the setting of the principle listed building.

The proposal would therefore preserve the historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance 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 (Slab Level) Condition:** No development above ground floor level shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.

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 roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

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.

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).

Plans list for: DC/24/0760
(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 plan		90184/01	15.05.2024
Block plan	Existing	90184/02	15.05.2024
Block plan	Proposed	90184/03	15.05.2024
Elevation plan	Proposed	90184/04	15.05.2024
Floor plan	Proposed	90184/05	15.05.2024
Elevation plan	Proposed 3D Plan	90184/06	15.05.2024
Supporting Statement	Combined Design and Access and Heritage Statement		15.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 04.07.2024

Authorising Officer sign/initial Guy Everest Date: 10.07.2024