Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0787
Old Park , Park Lane, Maplehurst, West Sussex, RH13 6LL

DESCRIPTION:
Erection of a rear timber garden room (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/25/0786	Erection of a rear timber garden room (Householder)	Under Consideration

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

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

Nuthurst Parish Nighbourhood Plan 2015 - 2031
Policy 10- Housing Design

Parish Design Statement:
Nuthurst 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:
Conservation Officer: No objection

Parish Comments:
None received

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 212 of the NPPF (2024) 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 213 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 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The proposed extension would be sited between two rear wings of the listed building, which has been previously extended. The proposed design approach would create a lightweight appearance which would allow a continued appreciation of the principle listed building and ensure no harm to its special interest. It is considered that further details of the extension are needed, to ensure subservient timber elements and appropriate colouration, and these are secured through a recommended condition.

Overall, it is 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 (Slab Level) Condition**: No works above ground floor slab level shall take place 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/or/replacement windows, external doors, rooflights and roof lanterns. These drawings must show:
- materials
- decorative/protective finish and colour
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Joinery

iii) Roof details including sections through:

- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

c) 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).

Plans list for: DC/25/0787
(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	and Heritage	NONE	12.05.2025
Location plan		13115/04	12.05.2025
Block plan		13115/03	12.05.2025
Elevation & Floor plan		13115/01	12.05.2025
Elevation & Floor plan		13115/02	12.05.2025
Details plan	Frames	13115/05	12.05.2025
Details plan	Roof	13115/06	12.05.2025
Details plan	Lantern	13115/07	12.05.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.06.2025

Authorising Officer sign/initial Guy Everest Date: 07.07.2025