Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0559
Warnham Park, The Gatehouse North , Robin Hood Lane, Warnham, West Sussex, RH12 3RP

DESCRIPTION:

Replacement of defective Westmorland roof slate with Brazilian Green roof slate (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0663	Alterations to expand the outlets in the stone masonry to improve the rainwater goods including the change of outlet design (Listed Building Consent)	Application Permitted on 29.07.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Warnham Neighbourhood Development Plan 2017-2031
Policy W5- Design of Residential Development

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:

The Gardens Trust: No Comment

Historic England: No Comment

HDC Design and Conservation: No Objection

It would be considered that in this instance the replacement of the Westmoreland slate with a different slate would not be objected to. The application is complex in that ideally the stone would be replaced like for like however due to the nature of the roof slope the roof would leak again and need replacing. Increasing the roof slope more than proposed would increase the visibility of the roof, which at present is set down and is to some extent inconspicuous. It is therefore reluctantly agreed that the proposed use of a Brazilian slate would balance the colour of the existing and have the technical performance to ensure the roof remains watertight. It would therefore be suggested that although the proposed roofing

slate would result in less than substantial harm at the lower end of the scale, the public benefit in terms of the overall appearance of the building and its maintenance would be a public benefit.

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 207 of the NPPF states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The Gatehouse is a Grade II star Listed Building listed on 22.09.1959, the list description of which states: -

1828. Tudor Gothic. Ashlar. Horsham slab roof. Round-headed carriage archway across the drive with room over having 2 upright rectangular windows and cartouche between. Shaped gable above. Lodge on each side of 2 storeys and 3 windows with bays of 5-lights on both floors having stone mullions and crested parapet over. Shaped gables with finials above. Good example of a small Tudor Gothic building.

The application seeks listed building consent for the replacement of defective Westmorland roof slate with Brazilian Green roof slate. Following consultation with the Council’s Design and Conservation Officer, it is noted that the Westmorland slates are laid at 21 degrees which has led to rainwater seeping through the slates and rotting the roof beneath. It is noted that the technical data for Westmoreland slates suggests a pitch of more than 23 degrees which due to the decorative stone stringcourse on the main structure cannot be achieved in this instance without disrupting the stringcourse. The applicant is therefore seeking to replace the Westmoreland stone slates with a Brazilian green slate due to its colouring, availability and technical performance

The significance of the Gatehouse relates to the most part in its aesthetic value consisting of a building of high-quality design, that sits within its planned landscape setting supporting the understanding of approaching a country estate. Its historical value also relates to this understanding of a historic landed estate with its associated class structures, and the use of local materials including Horsham stone which contributes to a sense of place. It is suggested that the materials have been carefully chosen for the design of the building which support its significance.

The Design and Conservation Officer considers that the replacement of the Westmoreland slate with a different slate would not be objectionable in principle. The application is complex in that ideally the stone would be replaced like for like however due to the nature of the roof slope the roof would leak again and need replacing. Increasing the roof slope more than proposed would increase the visibility of the roof, which at present is set down and is to some extent inconspicuous. It is therefore considered on balance

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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and Heritage Statement received 03.04.2025.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 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/25/0559
(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
Site plan	Existing Site Plan and 3D Views	P.M.100	22.04.2025
Floor plan	Existing Floor Plans	P.M.202	22.04.2025
Location plan		NONE	03.04.2025
Block plan		NONE	03.04.2025
Supporting Statement	Heritage Statement dated 02 April 2025	NONE	03.04.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 17.06.2025

Authorising Officer sign/initial Tamara Dale Date: 23.06.2025