



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0369
The School House, School Hill, Warnham, West Sussex, RH12 3QN

DESCRIPTION:

Replacement of existing second storey timber casement windows. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/0598	Installation of replacement roof with roof lantern to existing rear extension, alterations to existing windows and doors, erection of a garden shed and associated alterations (Householder Application).	Application Permitted on 11.06.2021
DC/21/0599	Installation of replacement roof with roof lantern to existing rear extension, alterations to existing windows and doors and associated alterations (Listed Building Consent).	Application Permitted on 11.06.2021
DC/21/2220	Replacement of existing flat roof extension with erection of new single-storey side extension, and, installation of roof lantern and doors (Householder Application).	Application Permitted on 23.11.2021
DC/21/2221	Replacement of existing flat roof extension with erection of new single-storey side extension, and, installation of roof lantern and doors (Listed Building Consent).	Application Permitted on 23.11.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Warnham Neighbourhood Development Plan (2017 – 2031)

Policy W5, Design

Warnham 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 Conservation Officer: Satisfied the proposal is acceptable. No detailed conditions are necessary

Parish Comments:

Warnham Parish Council: Approve

Representations:

One neighbouring representation received in Support of the application, for the proposed design.

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 (2018) 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 215 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."

Warnham's former Church of England School was designed by Sir Arthur Blomfield and built in 1878. It was used as a school until 5th November 1974, and in 1979 was converted for residential use into two houses, The Old School & Gramercy. The application site, known as School House, is attached to The Old School and has always been residential, formerly being the teacher's residence. The buildings were listed Grade II on 28th November 1980 (list number 1026896) and they stand within the Warnham Conservation Area overlooking the Green.

Listed Building Consent is sought for the replacement of existing timber casement windows on the second storey. The proposal involves the installation of new timber casement windows manufactured as exact replicas of the existing units, incorporating slimline 4-8-4 double-glazed units. The company being used is Midhurst windows. Accoya wood will be used for its strength and longevity. The external elevation will not be altered.

The proposed replacement windows will match the existing in overall size and proportions, glazing bar configuration, timber section sizes and mouldings, frame depth, and will be painted white finish to match The Old School and Gramercy. Following consultation with the Council's Design and Conservation Officer, no objections are raised.

The proposed replacement windows would preserve the historic interest of the Grade II Listed Building, in accordance with development plan 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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the submitted plans and application form.

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/26/0369

(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
Elevation plan	East Elevation/Rear View	NONE	23.03.2026
Elevation plan	West Elevation/Front/Streetview	NONE	23.03.2026
Elevation plan	South Elevation/Side View	NONE	23.03.2026
Floor plan	Ground Floor Plan	NONE	23.03.2026
Floor plan	First Floor Plan	NONE	23.03.2026
Elevation plan	Existing East Elevation/Rear Window	NONE	23.03.2026
Elevation plan	Existing West Elevation/Front/Street View	NONE	23.03.2026
Elevation plan	Existing South Elevation/Side View	NONE	23.03.2026
Floor plan	Existing Ground Floor Plan	NONE	23.03.2026
Floor plan	Existing First Floor Plan	NONE	23.03.2026
Supporting Statement	Heritage Statement	NONE	02.03.2026
Location plan	Location Plan	NONE	02.03.2026
Block plan	Block Plan	NONE	21.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.05.2026

Authorising Officer sign/initial Tamara Dale Date: 15.05.2026